

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

Agenda date: March 8, 2011
Prepared by: JB

ITEM/ 6b

SUBJECT. Planning Application 11-006. Design Review.
The applicant is requesting Design Review approval to add a total of 1,280 square feet to the home by adding a two-story addition to the rear of the home.

SITE: 963 Curtis

APPLICANT/

OWNER: John & Young-Joon Miki

ZONING: R-1 (Single-Family Residential)

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the request for conditional use permit, 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 1,280 sq. ft. one-story single-family home. The applicant is requesting Design Review approval to add a total of 1,280 square feet to the home by adding a two-story addition to the rear of the home. The proposed addition will reach approximately 27 feet in height and feature a low-slope cross-gable roof. The addition is proposed to be finished with stucco on the first floor and horizontal siding on the second floor. In addition, a porch is proposed for the back of the house.

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 DESIGN ISSUES

The existing home is a one-story single family home with low slope cross-gabled roof and front bay window. A detached garage is in the rear yard. The application proposes to expand the home by adding a two-story addition to the rear to of the home, resulting in a five bedroom house. The addition is designed with a cross gable roof that matches slope and proportions of the front of the home. The ground floor of the addition would be finished in stucco and the

second level would feature horizontal siding. A covered porch from the main level to the rear yard also is proposed. No changes would be made to the front of the home.

Staff believes that the proposal is an attractive addition that complies with the City's residential design guidelines. The addition is well integrated into the existing home and is well designed and proportioned. The location of the addition takes advantage of the relatively large rear yard and keeps the street elevation consistent with the neighboring homes. In addition, parking in the rear yard complies with City requirements. The Commission may wish to consider whether decorative paving or other alternative driveway treatment would be appropriate.

Attachments:

1. Analysis of Zoning Requirements
2. Findings for Approval
3. Conditions of Approval
4. Project Application & Plans

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 - PF (Marin School)

20.20.080 Secondary Residential Units

Not applicable.

20.24.020 Table of Site Regulations by District.

	Existing (approx.)	Proposed Construction (approx.)	Requirement
Setbacks			
Front (west)	20' 3"	No change	15'
Side (north)	4'	No change	4'
Side (south)	7'	No change	4'
Rear (east)	58' 1"	40' 9"	20"
Area			
Lot Size	5,000	No change	--
Lot Coverage	26%	35%	50%
Maximum Height	19' 4"	26' 8"	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 (approx.)	Proposed	Requirement
Lot Size	5,000	5,000	--
Floor Area			
Garage/Storage	218	0	
Main Level	1,280	1,772	
Second-floor	0	737	--
Total	1,498	2,509	--
Total Counted*	1,280	2,449	
Floor Area Ratio*	0.26	0.49	0.55

* 60 square exempted from FAR calculations for interior stairwell

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.

Application in full compliance with City requirements

20.40 Housing Provisions

Not applicable

20.44 Non-conforming Uses, Structures and Lot

Not applicable.

20.48 Removal of Trees

Not applicable.

20.52 Flood Damage Prevention Regulations

Not applicable

20.100.030 Use Permits.

Not applicable.

20.100.040 Variances

Not applicable.

20.100.010 Common Permit Procedures.

The public notice for this application was posted on February 25, 2011 in the form of mailed notice, to property owners and occupants within a 100-foot radius, and posted in three locations.

20.100.050 Design Review
See Summary of Key Issues.

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 near the site. The architectural style, design and building materials are consistent with the City's Residential Design Guidelines as described in the staff report. The project will not require significant grading or excavation. The project will not create a visual detriment at the site or the neighborhood.</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 affect property, improvements or potential future development in the area. The proposed addition will result in a home with an FAR of 0.49, which is modest in scale, and fitting for the neighborhood.</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 harmonious materials, and well proportioned massing.</p>

ATTACHMENT 3
COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS OF APPROVAL

GENERAL PROJECT CONDITIONS

- Gen-1 **Project Approval.** This Design Review approval is for John & Young-Joon Miki, as substantially shown and described on the project plans, except as may be modified by conditions herein. Plans prepared by John & Young-Joon Miki, date received February 23, 2011, architectural plans (project perspectives, building sections, and floor plans, all as presented to the Planning and Zoning Commission on March 8, 2011. 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 March 22, 2012 (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 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.** Not applicable.
- 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.** Not applicable.
- ENGR-2 **Geo-Technical Report.** To be determined as part of the building permit review process.
- 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 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 may be required 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 may be required to 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, 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** Not applicable

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 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 that 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.

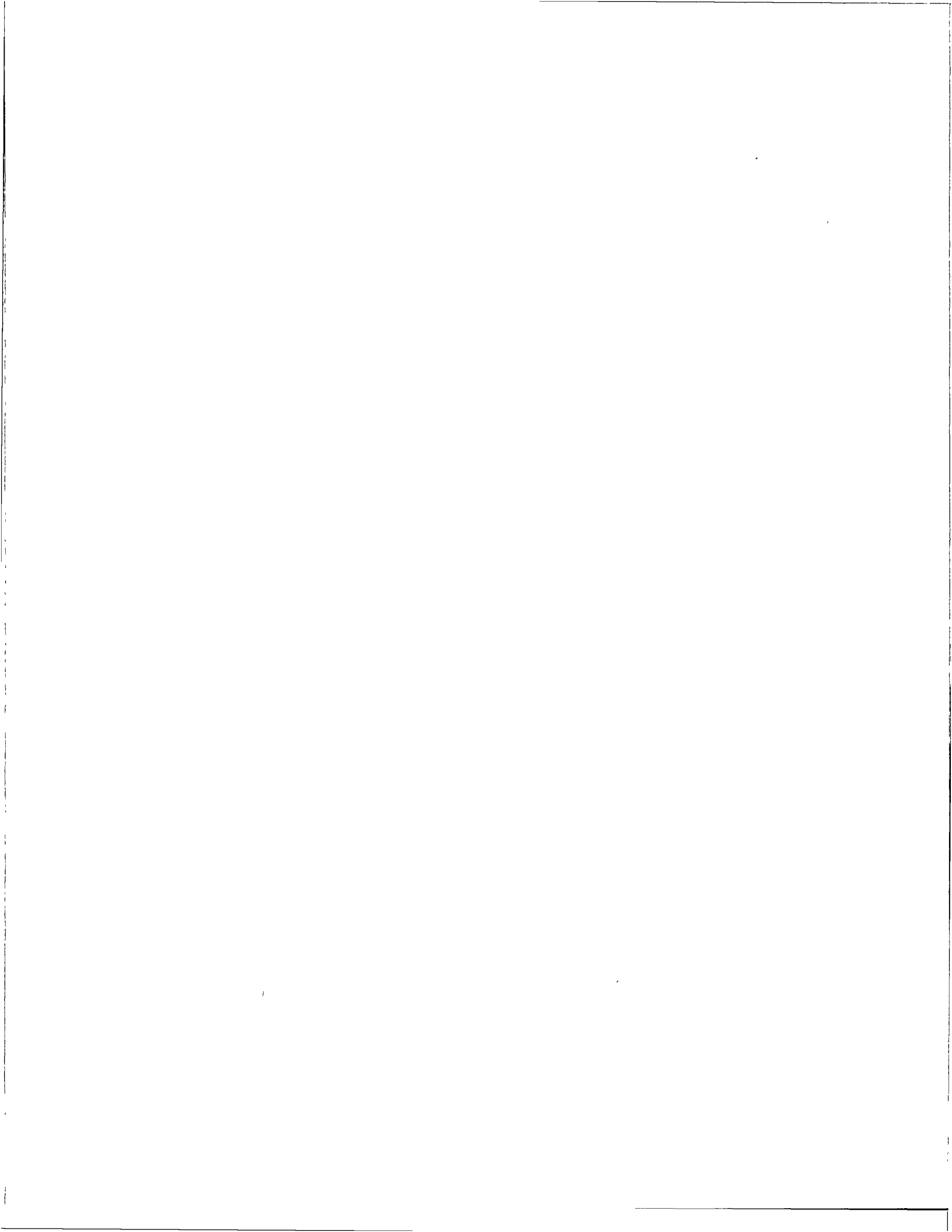
Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash

- 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.

SPECIAL CONDITIONS

- SPECIAL 1 **Not applicable.**

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 #. 11-006

Date Received 1/24/11
 Fee Paid: \$1,784
 Receipt #: 68473



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 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 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>963 CURTIS ST.</u>		Zoning District:
Property Owner(s) Name: <u>YOUNG - JOHN MIKI</u>	Phone: <u>510-526-6036</u> Fax:	Email: <u>yjmiki@yahoo.com</u>
Mailing Address: <u>963 CURTIS ST.</u>	City: <u>ALBANY</u>	State/Zip: <u>CA/94706</u>
Applicant(s) Name (contact person): <u>John & Young - JOHN MIKI</u>	Phone: <u>510-526-6036</u> Fax:	Email: <u>yjmiki@yahoo.com</u>
Mailing Address: <u>Same</u>	City:	State/Zip:

PROJECT DESCRIPTION (Please attach plans if required) _____

28
12
5
336

ATTACHMENT 4

PROJECT ADDRESS: 963 CURTIS ST ALBANY, CA 94706

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

Item	Existing	Proposed
Lot Size? (Express in square feet)	5,000 SF	5,000 SF
Gross square footage of all building area (including detached & accessory buildings, garages, etc)	1,280 SF	2,359 2,359 SF.
What is the Floor Area Ratio (FAR) (see handout on how to measure for residential projects)	0.256	0.47 0.47
What is your lot coverage?	1,280 SF	1,772 SF
What is the amount of impervious surface on the lot?	2,898 SF	3,231 SF
What is the maximum height of the building? (see handout on how to measure for residential projects)	19'-4"	26'-8"
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)	15'-4" ft X 12'-10" ft	18 ft X 10.5 ft
What is the narrowest width of your driveway?	7'	7'
Minimum setbacks from structure to property line Front yard 15' Side yards: 4' Rear Yard. 20'		

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] 1/24/11
Signature of Property Owner Date

Signature of Applicant (if different) Date

Single-Family GreenPoint Checklist

MIKI RESIDENCE
FOR 963 CURTIS ST.

The GreenPoint checklist tracks green features incorporated into the home. The recommended minimum requirements for a green home are: Earn a total of 50 points or more, obtain the following minimum points per category: Energy (11), Indoor Air Quality/Health (5), Resources (6), and Water (3), and meet the prerequisites A 3 a (50% construction waste diversion) and N 1 (Incorporate Green Points checklist in blueprints)

0 0 0 0 0
24 75 35 50 30

The green building practices listed below are described in the New Home Construction Green Building Guidelines, available at www.builditgreen.org

PROJECT ADDRESS:		Community	Energy	IAQ/Health	Resources	Water
A. SITE		Possible Points				
1 Protect Native Soil and Minimize Disruption of Existing Plants & Trees						
<input type="checkbox"/>	a Protect Native Topsoil from Erosion and Reuse after Construction					1
<input type="checkbox"/>	b Limit and Delineate Construction Footprint for Maximum Protection					1
2 Deconstruct Instead of Demolishing Existing Buildings On Site						
3 Recycle Job Site Construction Waste (Including Green Waste)						
<input type="checkbox"/>	a Minimum 50% Waste Diversion by Weight (Recycling or Reuse) - Required				R	
<input type="checkbox"/>	b Minimum 65% Diversion by Weight (Recycling or Reuse)				2	
<input type="checkbox"/>	c Minimum 80% Diversion by Weight (Recycling or Reuse)					
4 Use Recycled Content Aggregate (Minimum 25%)						
<input type="checkbox"/>	a Walkway and Driveway					
<input type="checkbox"/>	b Roadway Base					
B. LANDSCAPING		Possible Points				
1 Construct Resource-Efficient Landscapes						
<input type="checkbox"/>	a No Invasive Species Listed by Cal-IPC Are Planted					1
<input type="checkbox"/>	b No Plant Species Will Require Hedging				1	
<input type="checkbox"/>	c 75% of Plants Are California Natives or Mediterranean Species					
2 Use Fire-Safe Landscaping Techniques						
3 Minimize Turf Areas in Landscape Installed by Builder						
<input type="checkbox"/>	a All Turf Will Have a Water Requirement Less than or Equal to Tall Fescue					2
<input type="checkbox"/>	b Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide					2
<input type="checkbox"/>	c Turf is <33% of Landscaped Area					
<input type="checkbox"/>	d Turf is <10% of Landscaped Area					
4 Plant Shade Trees						
5 Implement Hydrozoning Group Plants by Water Needs						
6 Install High-Efficiency Irrigation Systems						
<input type="checkbox"/>	a System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers					
<input type="checkbox"/>	b System Has Smart (Weather-Based) Controllers					
7 Apply Two Inches of Compost in the Top 6 to 12 Inches of Soil						
8 Mulch All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement						
9 Use 50% Salvaged or Recycled-Content Materials for 50% of Non-Plant Landscape Elements						
10 Reduce Light Pollution by Shielding Fixtures and/or Directing Light Downward						
C. FOUNDATION		Possible Points				
1 Incorporate Recycled Flyash in Concrete						
<input type="checkbox"/>	a Minimum 20% Flyash					
<input type="checkbox"/>	b Minimum 25% Flyash					
2 Use Frost-Protected Shallow Foundation in Cold Areas (C E C Climate Zone 16)						
3 Use Radon Resistant Construction (In At-Risk Locations Only)						
D. STRUCTURAL FRAME & BUILDING ENVELOPE		Possible Points				
1 Apply Optimal Value Engineering						
<input type="checkbox"/>	a 2x4 Studs at 24-Inch On Center Framing					
<input type="checkbox"/>	b Door and Window Headers Sized for Load				1	
<input type="checkbox"/>	c Use Only Jack and Cripple Studs Required for Load					

CITY OF ALBANY

FEB 24 2011

COMMUNITY DEVELOPMENT
DEPARTMENT

2 Use Engineered Lumber									
<input type="checkbox"/>	a Beams and Headers								
<input type="checkbox"/>	b Insulated Engineered Headers								
<input type="checkbox"/>	c Wood I-Joists or Web Trusses for Floors								
<input type="checkbox"/>	d Wood I-Joists or Rafters								
<input type="checkbox"/>	e Engineered or Finger-Jointed Studs for Vertical Applications								
3 Use FSC-Certified Wood									
<input type="checkbox"/>	a Dimensional Studs Minimum 40%								
<input type="checkbox"/>	b Dimensional Studs Minimum 70%								
<input type="checkbox"/>	c Panel Products Minimum 40%								
<input type="checkbox"/>	d Panel Products Minimum 70%								
4 Design Energy Heels on Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)									
5 Design Trusses to Accommodate Ductwork									
6 Use Oriented Strand Board (OSB)									
<input type="checkbox"/>	a Subfloor								
<input type="checkbox"/>	b Sheathing								
7 Use Recycled-Content Steel Studs for 90% of Interior Wall Framing									
8 Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stuck Frame Assembly)									
<input type="checkbox"/>	a Floors								
<input type="checkbox"/>	b Walls								
<input type="checkbox"/>	c Roofs								
9 Thermal Mass Walls 5/8-Inch Drywall on All Interior Walls or Walls Weigh more than 40 lb/cu ft.									
10 Design and Build Structural Pest Controls									
<input type="checkbox"/>	a Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers								
<input type="checkbox"/>	b All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation								
11 Reduce Pollution Entering the Home from the Garage									
<input type="checkbox"/>	a Tightly Seal the Air Barrier between Garage and Living Area								
<input type="checkbox"/>	b Install Separate Garage Exhaust Fan								
12 Install Overhangs and Gutters									
<input type="checkbox"/>	a Minimum 16-Inch Overhangs and Gutters								
<input type="checkbox"/>	b Minimum 24-Inch Overhangs and Gutters								

E. EXTERIOR FINISH		Possible Points							
<input type="checkbox"/>	1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking								
<input type="checkbox"/>	2. Install a Drainage Plane (Rain Screen Wall System)								
<input type="checkbox"/>	3. Use Durable and Non-Combustible Siding Materials								
<input type="checkbox"/>	4. Select Durable and Non-Combustible Roofing Materials								

F. PLUMBING		Possible Points							
1 Distribute Domestic Hot Water Efficiently									
<input type="checkbox"/>	a Insulate Hot Water Pipes from Water Heater to Kitchen								
<input type="checkbox"/>	b Insulate All Hot Water Pipes OR Install On-Demand Hot Water Circulation System in conjunction with F 1 a Insulate Hot Water Pipes from Water Heater to Kitchen								
<input type="checkbox"/>	c Locate the Water Heater within 25 feet of All Hot Water Fixtures and Appliances								
<input type="checkbox"/>	d Use Engineered Parallel Piping								
<input type="checkbox"/>	2 Install Only High Efficiency Toilets (Dual-Flush or <=1.3 gpf)								3

G. APPLIANCES		Possible Points							
1 Install ENERGY STAR Dishwasher									
<input type="checkbox"/>	a ENERGY STAR								
<input type="checkbox"/>	b Dishwasher Uses No More than 6.5 Gallons/Cycle								
<input type="checkbox"/>	2 Install ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less								
3 Install ENERGY STAR Refrigerator									
<input type="checkbox"/>	a ENERGY STAR 15% above Federal Minimum								
<input type="checkbox"/>	b Super-Efficient Home Appliance Tier 2 25% above Federal Minimum								
<input type="checkbox"/>	4 Install Built-In Recycling Center								