

City of Albany
Planning and Zoning Commission
Staff Report

Meeting Date: October 28, 2008

Prepared by: AC

Agenda Item: 4d

Reviewed by: _____

Subject: 1401-1411 Solano . Planning Application 08-059. Design Review. Request for Design Review approval on an application to change the building materials and finish on an existing building.

Applicant/
Owner: Y. Min Chung, Architect for Huey Liao, Liaos International, Inc.

Recommendation

Approve, subject to the attached findings and conditions of approval.

Previous Action:

No recent major improvements have been made to the property.

Project Description:

The subject property is an existing single-story commercial building on Solano Avenue. The applicant is proposing to remove the brick veneer finish and replace it with stucco and wood trim finish. The proposed project is in response to the requirements to improve reinforced masonry buildings within the city and state.

Background on Application

The application was received on September 11, 2008 and deemed complete on October 1, 2008.

In January 2005, the City of Albany adopted an Unreinforced Masonry (URM) Ordinance that requires all owners of URM buildings to bring the buildings into compliance within a specific timeframe. Buildings that are not in compliance are required to display a placard stating that the building may not be safe. Once compliance is reached, the placard can be modified to state the building has been improved and meets all seismic requirements. The subject property is on the URM list for the front masonry wall.

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.

Identification of Key Issues

Design Review

All exterior changes visible from the street within the SPC District are subject to Design Review approval and to the regulations and requirements stated in subsection 20.100.050.

The Code provides in Table 11 of Section 20.100.050 that the Community Development Director may review and approve minor exterior alterations, including materials and color changes. However, because of the possibility that more façade alterations due to the URM ordinance could occur, staff wanted to bring this application to the Commission's attention.

The attached photo shows the existing appearance of commercial building, which has a frontage longer than most along Solano. The applicant is proposing to replace the brick finish with primarily stucco and wood trim, bringing the building into compliance with the URM Ordinance.

Staff believes that the current brick finish is attractive but not safe. The proposed stucco finish is aesthetically attractive and compliments other buildings in the vicinity well. Staff also believes that the color rendering, which will be presented at the public hearing, will provide a comprehensive visual of what the building will look like. Flat yellow, rust and dark wood colors are proposed for the finish, which create an attractive building.

The project, subject to the attached conditions of approval, would meet all of the required Design Review findings. Therefore, Staff recommends that the Planning and Zoning Commission approve the Design Review request.

Green Building Requirements

The applicant has provided a green points checklist and has met a maximum of 60 points. All but 5 of the points are attributed to local incentive points. Staff encourages the applicant to look at all possible green features to integrate into the buildings design. With the structural improvement of the building there are other green points that could possibly be attained.

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, Project Plans, photos
5. Green Points Checklist
6. Structural Evaluation

ATTACHMENT 1 - ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS

20.12 Zoning Districts And Permitted Uses

General Plan: Commercial
Zoning: SC (Solano Commercial)

20.16 Land Use Classifications

Commercial

Surrounding	North - Residential	East - Commercial
Property Use	South - Commercial	West - Commercial

ATTACHMENT 2 - FINDINGS

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

Required Finding	Explanation
<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>	The General Plan designates this area for commercial development. Additionally, the project meets City zoning standards for location, intensity and type of development.
<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>The proposal is in scale and harmony with existing development in the vicinity of the site. The proposed project is in improvement project, which will structurally make the building more sound but will not change access to the property for either vehicles and pedestrians. The project will not remove any significant vegetation, will not require significant grading, and will not increase in height or mass. The project will not create a visual detriment at the site or the neighborhood.</p> <p>The proposed stucco finish is aesthetically attractive and compliments other buildings in the vicinity well. Flat yellow, rust and dark wood colors are proposed for the finish, which create an attractive building.</p>
<i>Approval of the project is in the interest of public health, safety and general welfare.</i>	<p>The proposed project will not be detrimental to the health, safety, convenience and welfare of those in the area and would not adversely impact property, improvements or potential future development in the area.</p> <p>The project will improve the structural soundness of the building and bring it up to current codes. It will not change in size, mass or height and will still be aesthetically attractive; therefore, will be in the interest of public health, safety and general welfare.</p>
<i>The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.</i>	The project as designed is in substantial compliance with the standards as stated, including access, architecture, natural features, coordination of design details, and privacy.

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

GENERAL PROJECT CONDITIONS

Gen-1 Project Approval. This Design Review approval is for Huey Liao, Liaos International, Inc, 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 Y. Min Chung, Architect for date received September 11, 2008, architectural plans (project perspectives, building sections, and floor plans, all as presented to the Planning and Zoning Commission on October 14, 2008). 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 November 11, 2009 (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 prior to 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 prior to issuance of said permit or prior to 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 prior to 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 Temporary Signs. Prior to final sign-off of the Building Permit, any temporary signs shall be removed from the building.

Gen.-10 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.

Gen. 11. Materials. Samples of final exterior materials and the proposed color palette shall be submitted for review and approval by the Planning Division prior to issuance of building permits for the project.

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. The City Clerk will then schedule the matter for the next available City Council meeting.



City of Albany

PLANNING APPLICATION FORM (GENERAL PROJECTS)

Date Received: 9/11/08
 Planning Application No.: 08-060
 Fee Paid: \$ 560
PL 424428 (MR)

For PLANNING & ZONING COMMISSION action:	For ADMINISTRATIVE action:
<input type="checkbox"/> Conditional Use Permit* <input checked="" type="checkbox"/> Design Review (residential, residential additions, commercial, office and multi-family*) <input type="checkbox"/> General Plan Amendment from _____ to _____ <input type="checkbox"/> Parcel Map/ Tentative Map/ Vesting Tentative Map, Lot Line Relocation <input type="checkbox"/> Parking Exceptions/Reductions <input type="checkbox"/> Precise Development Plan <input type="checkbox"/> Second Unit Use Permit* <input type="checkbox"/> Variance* <input type="checkbox"/> Zone Change from _____ to _____ <input type="checkbox"/> Other:	<input type="checkbox"/> Adult Day Care Relocation <input type="checkbox"/> Home Occupations <input type="checkbox"/> Sign Review <input type="checkbox"/> Other:

* Please complete the appropriate Supplemental Questionnaire.

The City of Albany Municipal Code has certain requirements for Planning Applications. Your answering the following questions will help staff assess how to process your application. Thus, we may have additional questions based on your responses below. Additionally, after your application is accepted for processing, staff and Planning and Zoning Commissioners will likely make at least one field visit to your house and neighborhood.

Job Site Address: <u>1401, 1403, 1407, 1411 Solano AVE.</u>		Zone: _____
Property Owner(s) Name: <u>Huey M. LIAO / LIAOS INTERNATIONAL</u>	Phone: <u>510-364-4539</u> Fax: <u>510-843-8258</u>	Email: <u>HUTFOLLO@AOL.COM</u>
Mailing Address: <u>1617 University Ave</u>	City: <u>Berkeley</u>	State/Zip: <u>CA.</u>
Applicant(s) Name (contact person): <u>Y. MUI CHUNG ARCHITECT</u>	Phone: <u>510-364-4539</u> Fax: <u>510-843-8258</u>	Email: <u>HUTFOLLO@AOL.COM</u>
Mailing Address: <u>1385 Shattuck Ave. Apt 202</u>	City: <u>Berkeley</u>	State/Zip: <u>CA. 94709</u>

ATTACHMENT #4

PROJECT DESCRIPTION (Please use back of sheet or attach extra sheets, if necessary): Remove the veneer bricks of the shop front and replace with stucco & wood trim for the store front.

GENERAL INFORMATION (Please fill out this section if you are asking for approval of a project that will require construction):

Item	Existing	Proposed
Lot size (square feet)	10,418 SF	10,418 SF
Size of structure(s) or commercial space (square feet)	6455 SF	6455 SF
Height and No. of stories	18' / 1 story	18' / 1 story
Lot coverage ¹	62%	62%
Floor Area Ratio (FAR) ²	62%	62%
Impervious Area ³	6143 SF	6143 SF
Slope Density ⁴		
No. of dwelling units	0	0
Parking ⁵ Number of off-street spaces	4	4
Number of spaces in garage	0	0
Size of spaces	10' x 18'	10' x 18'

¹ Lot Coverage applies to all zoning districts. It is defined as the land area covered by all the structures on a site, including all projections, except portions of uncovered decks, porches or landings, balconies, or stairways that are less than six feet above grade and are not enclosed by walls on more than two sides; caves, trellises and similar structures that do not have solid roofs.

² Floor Area Ratio (FAR) is defined as the proportion of building floor area per area of the parcel of land upon which the building rests. See the informational handout "How to Calculate Floor Area Ratio" for details on what is included and excluded.

³ Impervious Area includes the total square footage of building footprint(s), driveway(s), patio(s), parking lots, walkway(s), and any other impervious surfaces.

⁴ Slope Density requirements apply in the HD Zoning District pursuant to Measure K. See handout on how to measure slope density in this area.

⁵ Minimum parking requirements were enacted under Measure D. This Measure requires that all residential development must have a minimum of two off-street parking spaces. Some exceptions may apply to your project, see residential development handout.

Restrictions: Are there any deed restrictions, easements, etc. that affect the property and, if so, what are they? In some instances, you may be required to provide a title report.

Greg J. Lias
Signature of Property Owner

[Signature]
Signature of Applicant

9-10-08
Date

9-10-08
Date

Community Development Department staff is available between 8:30 a.m. and 7:00 p.m. on Mondays, 8:30 a.m. through 5:00 p.m. on Tuesdays through Thursdays, and 8:30 a.m. to 12:30 p.m. on Fridays at 1000 San Pablo Avenue, Albany, CA 94706; TEL: (510) 528-5760.



City of Albany

SEP 1 1 2008

COMMUNITY DEVELOPMENT
DEPARTMENT*

Green Building Program Rating System for Remodeling Projects* Supplemental Application Form

*Please obtain other appropriate Green Point Checklist for projects other than Single Family Residential Remodeling Projects

Project Address: 1401, 1403, 1407, 1411 Solano Ave.

Checklist Prepared By: Y.M. CHUNG Arch.

Date Prepared: 9-12-08

	INPUT	Resources	Energy	IAQ/Health
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A. Site

1. Recycle Job Site Construction & Demolition Waste
65% = 1 point; 75% = 2 points; 80% = 4 points
2. Salvage Reusable Building Materials
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation
4. Protect Native Soil
5. Minimize Disruption of Existing Plants & Trees
6. Implement Construction Site Stormwater Practices
7. Protect Water Quality with Landscape Design
8. Design Resource-Efficient Landscapes and Gardens
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas
10. Install High-Efficiency Irrigation Systems
11. Provide for On-Site Water Catchment / Retention

up to 4 Resource pts	yes			
4 Resource pts	y=yes	4		
4 Resource pts	y=yes			
2 Resource pts	y=yes			
1 Resource pt	y=yes			
2 Resource pts	y=yes			
2 Resource pts	y=yes			
4 Resource pts	y=yes			
2 Resource pts	y=yes			
2 Resource pts	y=yes			
2 Resource pts	y=yes			

B. Foundation

1. Incorporate Recycled Flyash in Concrete
25% Recycled Flyash = 2 points; Add 1 point for every 10% increase of flyash, up to 5 points
2. Use Recycled Content Aggregate
3. Insulate Foundation/Slab before backfill

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

C. Structural Frame

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

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

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

			INPUT	Resources	Energy	IAQ/Health
10. Apply Advanced Framing Techniques	4 Resource pts	y=yes				
11. Use Reclaimed Lumber for Non Structural Applications	3 Resource pts	y=yes				
12. Use OSB						
a. Subfloors	1 Resource pt	y=yes				
b. Sheathing	1 Resource pt	y=yes				

D. Exterior Finish

1. Use Sustainable Decking Materials						
a. Recycled content	3 Resource pts	y=yes				
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	1			
4. Use Fiber-Cement Siding Materials	1 Resource pt	y=yes				

E. Plumbing

1. Install Water Heater Jacket	1 Energy pt	y=yes				
2. Insulate Hot and Cold Water Pipes	2 Energy pts	y=yes				
3. Retrofit all Faucets and Showerheads with Flow Reducers						
a. Faucets (1 point each, up to 2 points)	Up to 2 Resource pts.					
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

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				

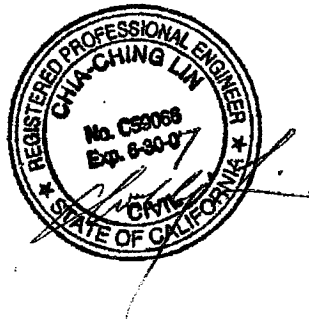
			INPUT	Resources	Energy	IAQ/Health
2. Install Floor Insulation over Crawl Space	4 Energy pts	y=yes				
3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde	3 IAQ/Health pts	y=yes				
4. Use Advanced Infiltration Reduction Practices	2 Energy pts	y=yes				
5. Use Cellulose Insulation						
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				
b. Ceilings	4 Resource pts	y=yes				
I. Windows						
1. Install Energy-Efficient Windows						
a. Double-Paneled	1 Energy pt	y=yes				
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes				
c. Low Conductivity Frames	2 Energy pts	y=yes				
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes				
J. Heating Ventilation and Air Conditioning						
1. Use Duct Mastic on All Duct Joints	2 Energy pts	y=yes				
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes				
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes				
4. Clean all Ducts Before Occupancy	2 IAQ/Health pts	y=yes				
5. Install Solar Attic Fan	2 Energy pts	y=yes				
6. Install Attic Ventilation Systems	1 Energy pt	y=yes				
7. Install Whole House Fan	4 Energy pts	y=yes				
8. Install Sealed Combustion Units						
a. Furnaces	3 IAQ/Health pts	y=yes				
b. Water Heaters	3 IAQ/Health pts	y=yes				
9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps	3 Energy pts	y=yes				
10. Install 13 SEER/11 EER or higher AC with a TXV	3 Energy pts	y=yes				
11. Install AC with Non-HCFC Refrigerants	2 Resource pts	y=yes				
12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace	2 Energy pts	y=yes				
13. Retrofit Wood Burning Fireplaces						
a. Install EPA certified wood stoves/inserts	1 IAQ/Health pt	y=yes				
b. Install/Replace Dampers	1 Energy pt	y=yes				
c. Install Airtight Doors	1 Energy pt	y=yes				
14. Install Zoned, Hydronic Radiant Heating	3 Energy pts	y=yes				
15. Install High Efficiency Filter	4 IAQ/Health pts	y=yes				
16. Install Heat Recovery Ventilation Unit (HRV)	5 IAQ/Health pts	y=yes				
17. Install Separate Garage Exhaust Fan	3 IAQ/Health pts	y=yes				
K. Renewable Energy and Roofing						
1. Pre-Plumb for Solar Water Heating	4 Energy pts	y=yes				
2. Install Solar Water Heating System	10 Energy pts	y=yes				
3. Pre-Wire for Future Photovoltaic (PV) Installation	4 Energy pts	y=yes				
4. Install Photovoltaic (PV) System (1.2 kw = 6 points, 2.4 kw = 12 points, 3.6 kw = 18 points)	Up to 18 Energy pts					

			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				
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				
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	yes	20		
2. Additions less than 200sq.ft. or resulting in less than 1,500sq.ft.	10 Resource pts	y=yes	yes	10		
3. Seismic upgrade of existing building	25 Resource pts	y=yes	yes	25		
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 total Req'd	60	
(50 Points REQUIRED from all 3 columns)						

STRUCTURAL EVALUATION REPORT

FOR

1373, 1413 Solano Avenue
Albany, CA



Sept 14, 2006

CITY OF ALBANY

SEP 11 2008

COMMUNITY DEVELOPMENT
DEPARTMENT

ATTACHMENT #6

OBSERVATIONS:

For 1413 Solano Avenue, Albany, California

- (4) See Figure 7 & 8. The front elevation is composed of 2x wood stud walls with brick veneer on exterior face and with gypsum board on interior face. The front of the building is of brick veneer as that is classified by the city of Albany as URM building.
- (5) See Figure 9 & 10. The rear and side elevations are composed of horizontal wood sidings over 2x stud walls on the exterior face as shown in this figure. And the interior is composed of gypsum board on the interior face.
- (6) See Figure 11. The interior face of the 2x stud walls is composed of gypsum board

CONCLUSIONS:

From the above observations, it is concluded that the building located at 1413 Solano Avenue, Albany, California does fall into the URM classification as defined by the City of Albany's URM ordinance (Albany Municipal Code Section 12-6.1).

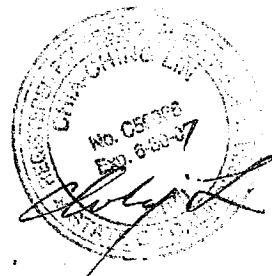
RECOMMENDATIONS:

Since this building falls into the URM classification as defined by the City of Albany's URM ordinance (Albany Municipal Code Section 12-6.1), The following two steps are suggested.

- (1) The front elevation should be retrofitted per 1997 UCBC and 2003 EIBC. The parapet with the brick veneer should be seismically braced per above codes.
- (2) Remove all the brick veneers on the front elevation and replace the exterior face of the front elevation with other architectural faces that will not bring the building into the URM catalog as defined by the City of Albany, California. Examples are stucco face, wood siding. Of course, the permission to remove the brick veneer and replace with other types of architectural faces should be obtained from the city.

This report is a preliminary engineering evaluation for determining the buildings whether they will fall into the URM catalog as defined by the City of Albany. A more detailed engineering analysis and retrofit per current code as adopted by the city should be conducted as suggested by the report.

Chia-Ching Lin
P.E., Ph.D.



PURPOSE:

Verification of Structural System of the Retail Buildings

LOCATION:

1373, 1413 Solano Avenue, Albany, CA

Per the reminder letter by the City of Albany, California dated on March 15, 2006, the retail buildings located at 1373 and 1413 Salano Avenue, Albany, California (APN #067-2844-019, APN #067-2845-018) need to be accessed and determined whether the buildings fall into the catalog of URM (Unreinforced Masonry building) as defined by the City of Albany's URM ordinance (Albany Municipal Code Section 12-6.1). I, Chia-Ching Lin, have visited and inspected these two buildings on Sept 6, 2006 and took several pictures of the buildings as well. These two buildings structurally speaking are not URM buildings. The followings are observed for these two buildings.

OBSERVATIONS:

For 1373 Solano Avenue, Albany, California

- (1) See Figure 1 & 2. The front elevation is composed of 2x wood stud walls with stucco surface on exterior face and with gypsum board on interior face. The front of the building is not of brick veneer as that is classified by the city of Albany as URM building.
- (2) See Figure 3. The rear and side elevations are composed of horizontal wood sidings over 2x stud walls on the exterior face as shown in this figure. And the interior is composed of gypsum board on the interior face.
- (3) See Figure 4, 5, & 6. The interior face of the 2x stud walls is composed of gypsum board

CONCLUSIONS:

From the above observations, it is concluded that the building located at 1373 Solano Avenue, Albany, California does not fall into the URM classification as defined by the City of Albany's URM ordinance (Albany Municipal Code Section 12-6.1).

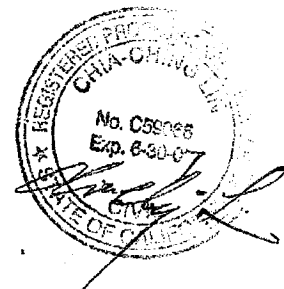
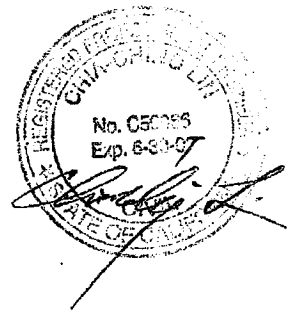




Fig. 1 Front Elevation of 1737 Solano Ave., Albany



Fig. 2 Front Elevation of 1737 Solano Ave., Albany



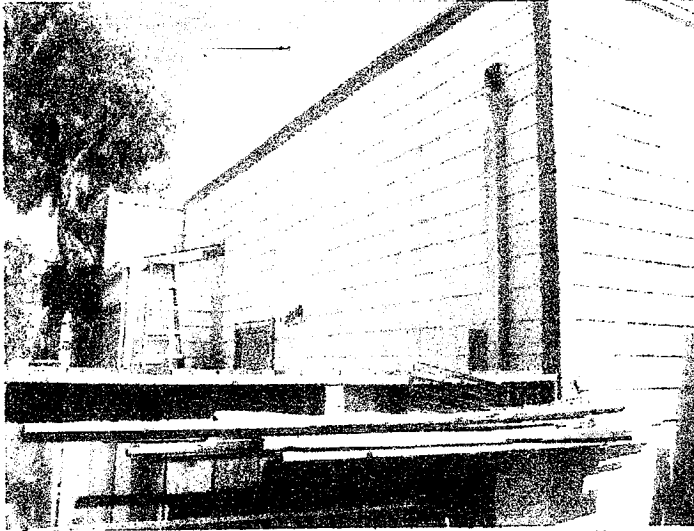


Fig. 3 Rear & Side Elevation of 1737 Solano Ave., Albany



Fig. 4 Interior of 1737 Solano Ave., Albany





Fig. 5 Interior of 1737 Solano Ave., Albany



Fig. 6 Interior of 1737 Solano Ave., Albany

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Fig. 7 Front Elevation of 1411 & 1413 Solano Ave., Albany



Fig. 8 Front Elevation of 1411 & 1413 Solano Ave., Albany

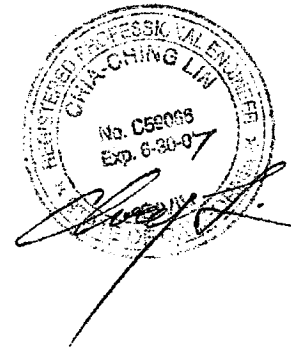




Fig. 9 Rear Elevation of 1411 & 1413 Solano Ave., Albany

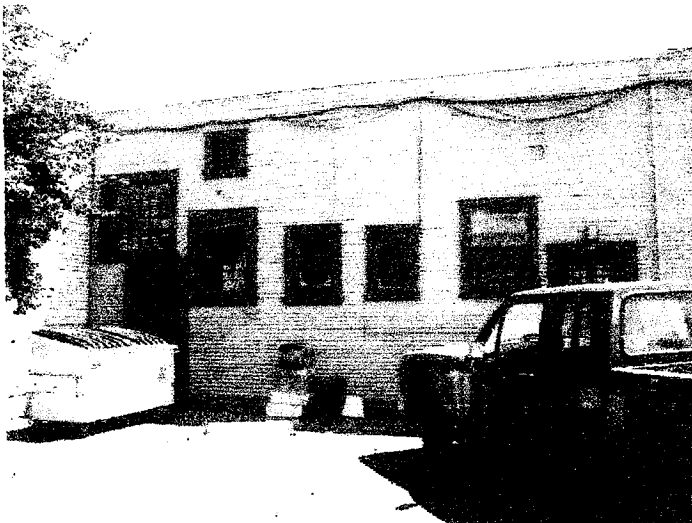


Fig. 10 Rear Elevation of 1411 & 1413 Solano Ave., Albany

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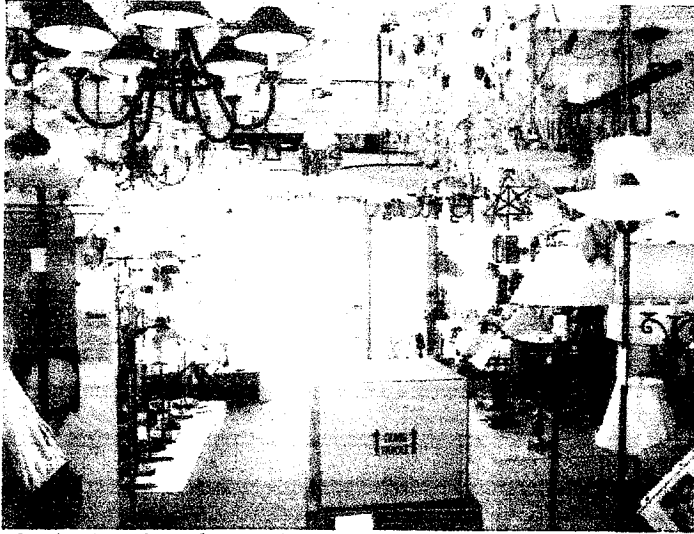


Fig. 11 Interior of 1413 Solano Ave., Albany

