

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

Agenda date: 4/28/09

Prepared by: LJ

Reviewed by: AC

ITEM/ **4d**
SUBJECT: **Planning Application 09-017. Design Review. Parking Exception.**
Request for Design Review approval to allow a 515 sq. ft. single-story addition to the rear of an existing single-family home. A parking exception is requested to allow no off-street parking where two spaces are typically required.

SITE: **957 Madison**

APPLICANT/
OWNER: **Steven Shirley for Adam Hochman and Jennifer Baumer**

ZONING: **R-2 (Multi-family residential)**

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the request for design review approval to allow a single-story rear addition, and a parking exception to allow no off-street parking spaces where two are required.

BACKGROUND/PROJECT DESCRIPTION

The subject property is a 3,750 sq. ft. lot with an 873 sq. ft., single-story, single-family home. The applicant is requesting Design Review approval to allow construction of a new 515sq.ft. single-story addition to the rear of the home, which will bring the total area to 1,351 sq. ft. The addition will include construction of a master bedroom, master bathroom, closet, and family room. The home has a nonconforming side yard setback of 1'-9" on the south side where 3'-6" is required. The applicant is proposing to bring in the southern wall of the addition to have a side yard setback of 4'. The northern wall will have an 8'-1" side yard setback to match the existing. The existing rear yard setback is 48', and the addition will bring the rear yard setback to 20'. The addition continues the existing roofline and has a maximum height of 16'. The architectural style is the same with horizontal wood siding and composition shingle roof. There is currently no curb cut or on site parking. The applicant is requesting a parking exception to allow no off-street parking where two spaces are typically required.

ENVIRONMENTAL ANALYSIS

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

DISCUSSION OF KEY ISSUES

Design Review

The existing craftsman-style home has horizontal wood siding and gabled rooflines with brackets under the eaves. The roofing material is composition shingle. There is a covered front porch with a matching gabled roof overhead and wood trim detailing. The new rear addition will not be visible from the front (western) façade. The proposed addition is consistent with the architectural style of the existing home, and will use matching wood siding, will continue the existing roofline, and will add matching windows.

The rear (western) elevation will have two different roof-heights with mirroring gabled roofs, which creates an attractive rear façade. Two new wood double-hung windows are proposed along the rear elevation below the lower roofline. The existing rear landing, which has a northern-facing door, will be replaced by a new landing with a western-facing door and concrete steps leading from the proposed family room to the backyard. The steps will have a wooden handrail painted to match the existing trim.

The southern side elevation will include the installation of two matching double-hung windows, and two skylights above the proposed family room. The varying wall depths along this elevation create visual interest and an attractive appearance. Because this side of the home is closer to the property line than the northern side, the different wall planes also help to minimize impact on the adjacent southern-side neighbors. The northern elevation plans include the installation of two double hung-windows, one of which will be a small bathroom window. The northern portion of the addition, which extends closest to the rear property line, has a slightly lower roof height than the rest of the home, which breaks up the massing of the structure along this façade.

Overall, staff believes that the applicant has proposed an attractive addition that is appropriate in size, scale, and design for the neighborhood. The home will have an FAR of 36%, and a lot coverage of 41%. The maximum height of the building will not increase, and should have little impact on neighboring properties. Staff, therefore, recommends approval of the design, subject to conditions of approval regarding issues as discussed above.

Parking Exception

There is currently no curb cut or on site parking, which is rare in that most properties in the city typically have a minimum of one off-street parking space in some form. The applicant is requesting a parking exception to maintain this situation, and allow the expansion without any off-street parking where two spaces are typically required.

There is an 8'-1" side yard setback on the northern side of the home. This space could hypothetically be converted into a new driveway since 7' is the minimum width required for a driveway. Per the existing Planning and Zoning Code, exterior parking space on the driveway needs to be 10' 6" wide, the addition as proposed would only allow sufficient space for one open parking space in the corner of the rear yard. The addition of a curb cut would eliminate an on-street parking space. In this unique situation staff believes that a parking exception to allow

no off-street parking spaces where two are required could be granted. Although the present Commission cannot bind a future Commission's review on a future application, it should be noted for the record that a future expansion may require the creation of a new driveway and off-street parking.

As proposed the home will continue to be a single-family home, does not increase the height of the home and is relatively modest considering the small size of the existing home. Staff recommends that the Commission approve the parking exception of the proposed condition of approval and parking solution is deemed appropriate.

Green Building Requirements

The applicant has provided a green points checklist and has received 96 green points, far exceeding the minimum required threshold of 50 points. Items such as recycled fly ash, low-emitting insulation and installation of energy efficient windows are just a few of the measures the applicant will implement to meet the City's green building requirements.

Attachments:

1. Analysis of Zoning Requirements
2. Findings
3. Conditions of Approval
4. Project application, plans
5. Green points checklist
6. Letter from neighbor

ATTACHMENT 1 - ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS

20.12 Zoning Districts and Permitted Uses

General Plan: Medium Density Residential
 Zoning: R-2 Multi-Family Residential

20.16 Land Use Classifications

Single-Family Residential

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

20.20.080 Secondary Residential Units.

Not applicable.

20.24.020 Table of Site Regulations by District.

	Existing (approx.)	Proposed (approx.)	Requirement
Setbacks			
Front (west)	15'	No change	15'
Side (north)	8'1"	No change	3'-6"
Side (south)	1'-9"	No change	3'-6"
Rear (east)	48'	20'	15'
Area			
Lot Size	3,750	No change	--
Lot Coverage	28%	41%	50%
Maximum Height	16'	No change	28' max.

20.24.030 Overlay District Regulations.

Not applicable.

20.24.040 Hillside Residential Regulations.

Not applicable.

20.24.050 Floor-Area-Ratio.

	Existing (approx.)	Proposed	Requirement
Lot Size	3,750	No change	--
Floor Area			
First-floor	873	1351	--
Total	873	1,351	--
Total Counted	873	1,351	--
Floor Area Ratio	22%	36%	55%

20.24.060 Setback Areas, Encroachments.

See project description.

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 Summary of Key Issues.

20.40 Housing Provisions

Not applicable.

20.44 Non-conforming Uses, Structures and Lot

Not applicable.

20.48 Removal of Trees

Not applicable.

20.52 Flood Damage Prevention Regulations

Not applicable.

20.100.030 Use Permits.

Not applicable.

20.100.040 Variances.

Not applicable.

20.100.010 Common Permit Procedures.

Public notice of this application was provided on April 17, 2009 in the form of mailed notice to property owners and occupants within a 100-foot radius, and posted in three locations.

20.100.050 Design Review.
See Summary of Key Issues.

ATTACHMENT 2 – FINDINGS

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

Required Finding	Explanation
<p>1. <i>The project conforms to the General Plan, any applicable specific plan, applicable design guidelines adopted by the City of Albany, and all applicable provisions of this Chapter.</i></p>	<p>The General Plan designates this area for medium density 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 proposed project will provide safe and convenient access to the property for both vehicles and pedestrians. The project will not remove any significant vegetation and will not require significant grading. The project will not create a visual detriment at the site or the neighborhood.</p> <p>The addition is modest in scale, and is not visible from the front façade. The rear addition is attractive in appearance and consistent with the architectural style of the home. The rooflines and architectural details create visual interest to the home.</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 project meets all development requirements. The proposed addition has conforming setbacks on all sides of the home. The home has a maximum height of 16’, and will not increase with the addition. The addition will create an attractive home that should have little to no impact on adjacent neighbors.</p>
<p>4. <i>The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.</i></p>	<p>The project as designed is in substantial compliance with the standards as stated, including access, architecture, natural features, coordination of design details, and privacy.</p>

Findings for Parking Exceptions (Per section 20.28.040.A.2 of the AMC)

<i>Required Finding</i>	Explanation
1. <i>Required spaces cannot be located in front or side yards. .</i>	The existing home does not have a curb cut or on-site parking. The side yard setback is 8'-1", which is not wide enough to qualify as an open side yard parking space. There is not sufficient space to create a conforming parking in the front yard.
2. <i>Space is not available to provide required parking facilities without undue hardship.</i>	With the addition as proposed, there is only sufficient space for one parking space in the rear yard. To create access to that parking a new curb cut and the removal of landscaping and vegetation in the side and rear yard would be required. To create the second space would require a redesign of the proposal to move the sidewall of the home. Given the modest nature of the proposed addition, this seems to qualify as "undue hardship" for the applicant.
3. <i>Provision of required parking spaces would be disruptive to landmark trees or would severely restrict private outdoor living space on the site.</i>	No landmark trees would be disturbed by granting the parking exception nor will it restrict outdoor living space on the site.
4. <i>Creation of new off-street spaces would require the elimination of an equivalent or higher number of on-street parking spaces.</i>	The creation of new off-street parking would eliminate one on-street space with the addition of a curb cut.
5. <i>The proposed reduction in parking requirements is appropriate to the total size of the dwelling unit upon completion of the proposed addition.</i>	The home will remain a single-family home and the addition will not increase the height of the structure. The applicant has proposed a modest addition and existing parking is appropriate for the proposed addition.

ATTACHMENT - 3

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS OF APPROVAL

GENERAL PROJECT CONDITIONS

- Gen-1 **Project Approval.** This Design Review approval is for Adam Hochman and Jennifer Baumer, as substantially shown and described on the project plans, except as may be modified by conditions herein. Plans prepared by Steven Shirley, date received March 25, 2009, as presented to the Planning and Zoning Commission on April 28, 2009. 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 will expire on May 4, 2010 (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. The Community Development Director may renew the approval 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 or the addition may be constructed to match the existing materials on the home.
- 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.** Before the issuance of 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 **Tree Preservation.** All existing trees on the site shall be preserved to the fullest extent practicable. Removal will be allowed only upon prior written approval from the Community Development Department.
- LNDS-2 **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 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 California Building Code, Albany Municipal 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, 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 batter 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 California Building Code.

FIRE-3 Gallons-per-Minute Requirement. The water system for fire protection shall meet Fire Department requirements for gallons per minute flow with a minimum residual main pressure of 20 psi for a two-hour duration. 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.

STRUCTURAL CONTROL MEASURES

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

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

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

OPERATIONAL BEST MANAGEMENT PRACTICES (BMPs)

BMP-GEN1 Stormwater Pollution Prevention Control Measures. The project plans shall include stormwater pollution prevention and control measures for the operation and maintenance of the project during and after construction for the review and approval of the City or County Engineer. The project plan shall identify Best

Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit to the maximum extent practicable the entry of pollutants into stormwater runoff.

- BMP-GEN2 **Erosion Control Measures.** The project plan shall also include erosion control measures to prevent soil, dirt and debris from entering the storm drain system, in accordance with the practices outlined in the ABAG *Erosion and Sediment Control Handbook*, California Storm Water Best Management Practice Handbooks, and Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual*
- BMP-GEN3 **Responsibility of Contractors.** The applicant is responsible for ensuring that all contractors and subcontractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations and/or a project stop order.
- BMP-1 **Paved Sidewalks and Parking Lots.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris resulting from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wash water 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.

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:
- e) 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.
 - f) 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.
 - g) Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.

- h) Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.

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 approved grading plan.
- BMP-CNST2 **Collection of Construction Debris.** Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.
- BMP-CNST3 **Removal of Waste.** Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
- BMP-CNST4 **Sweeping of Public Right-of-Way.** Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping.
- BMP-CNST5 **Filter Materials at Storm Drain Inlet.** Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site before:
- a) Start of the rainy season (October 1);
 - b) Site dewatering activities;
 - c) Street washing activities;
 - d) Saw cutting asphalt or concrete; and
 - e) Order to retain any debris or dirt flowing into the City storm drain system.
- Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.
- BMP-CNST6 **Containment of Materials.** Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by wind or in the event of a material spill.
- BMP-CNST7 **Cleaning of Equipment.** Never clean machinery, tools, brushes, etc. or rinse containers into a street, gutter, storm drain or stream. See the *Building Maintenance/ Remodeling* flyer for more information.
- BMP-CNST8 **Minimize Removal of Natural Vegetation.** Minimize removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Replant the area as soon as possible. All cut and fill slopes shall be stabilized as soon as possible after grading is completed.

No site grading shall occur between October 1 and April 15 unless approved erosion and sedimentation control measures are in place.

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

Date Received: 3/25/09
 Planning Application No.: 09-017
 Fee Paid: \$ 900.00
 P.L. # 56209



City of Albany



PLANNING APPLICATION FORM (GENERAL PROJECTS)

<p>For PLANNING & ZONING COMMISSION action:</p> <ul style="list-style-type: none"> <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 checked="" 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: 	<p>For ADMINISTRATIVE action:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Admin. Lot Line Relocation <input type="checkbox"/> Home Occupations <input type="checkbox"/> Sign Review <input type="checkbox"/> Other:
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* 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>957 MADISON</u>		Zone: _____
Property Owner(s) Name: <u>ADAM HOCHMAN & JENNIFER BAUMER</u>	Phone: <u>510-301-9904</u> Fax:	Email:
Mailing Address: <u>957 MADISON</u>	City: <u>ALBANY</u>	State/Zip: <u>Ca</u>
Applicant(s) Name (contact person): <u>STEVEN SHIRLEY</u>	Phone: <u>510 915-5461</u> Fax:	Email: <u>designerbuilder@gmail.com</u>
Mailing Address: <u>1666 9 Selby Drive</u>	City: <u>San Leandro</u>	State/Zip: <u>Ca 94578</u>

PROJECT DESCRIPTION (Please use back of sheet or attach extra sheets, if necessary): 515 SQ FT ADDITION TO REAR OF HOUSE
Master Bedroom, Bathroom & Familyroom

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)	3800	3800
Size of structure(s) or commercial space (square feet)	873 SQ FT	1351 SQ FT
Height and No. of stories	1 16'	1 16'
Lot coverage ¹	37%	46%
Floor Area Ratio (FAR) ²	22%	36%
Impervious Area ³		
Slope Density ⁴	Level	Level
No. of dwelling units	1	1
Parking ⁵ Number of off-street spaces	0	0
Number of spaces in garage	0	0
Size of spaces	0	0

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; eaves, trellises and similar structures that do not have solid roofs.

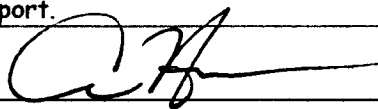
² Floor Area Ratio (FAR) is defined as the proportion of building floor area per area of the parcel of land upon which the building rests. See the informational handout "How to Calculate Floor Area Ratio" for details on what is included and excluded.

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.

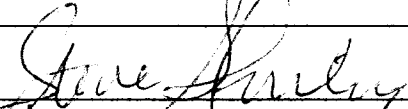
⁴ Slope Density requirements apply in the HD Zoning District pursuant to Measure K. See handout on how to measure slope density in this area.

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.


 Signature of Property Owner
 3/25/09

Date


 Signature of Applicant
 03-25-09

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.

MAR 25 2009

COMMUNITY DEVELOPMENT DEPARTMENT

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Single-Family GreenPoint Checklist

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).

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 checked="" type="checkbox"/> a. Protect Native Topsoil from Erosion and Reuse after Construction					
<input type="checkbox"/> b. Limit and Delineate Construction Footprint for Maximum Protection					
<input type="checkbox"/> 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					
<input type="checkbox"/> b. Minimum 65% Diversion by Weight (Recycling or Reuse)					
<input checked="" type="checkbox"/> c. Minimum 80% Diversion by Weight (Recycling or Reuse)				4	
4. Use Recycled Content Aggregate (Minimum 25%)					
<input checked="" type="checkbox"/> a. Walkway and Driveway					2
<input type="checkbox"/> b. Roadway Base					
B. LANDSCAPING	Possible Points				
1. Construct Resource-Efficient Landscapes					
<input checked="" type="checkbox"/> a. No Invasive Species Listed by Cal-IPC Are Planted					
<input checked="" type="checkbox"/> b. No Plant Species Will Require Hedging					
<input checked="" type="checkbox"/> c. 75% of Plants Are California Natives or Mediterranean Species					
<input type="checkbox"/> 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					
<input type="checkbox"/> b. Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide					
<input type="checkbox"/> c. Turf is <33% of Landscaped Area					
<input type="checkbox"/> d. Turf is <10% of Landscaped Area					
<input type="checkbox"/> 4. Plant Shade Trees					
<input type="checkbox"/> 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					
<input checked="" type="checkbox"/> 7. Apply Two Inches of Compost in the Top 6 to 12 Inches of Soil					
<input checked="" type="checkbox"/> 8. Mulch All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement					
<input type="checkbox"/> 9. Use 50% Salvaged or Recycled-Content Materials for 50% of Non-Plant Landscape Elements					
<input type="checkbox"/> 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 checked="" type="checkbox"/> b. Minimum 25% Flyash					3
<input type="checkbox"/> 2. Use Frost-Protected Shallow Foundation in Cold Areas (C.E.C. Climate Zone 16)					
<input type="checkbox"/> 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 checked="" type="checkbox"/> b. Door and Window Headers Sized for Load					
<input type="checkbox"/> c. Use Only Jack and Cripple Studs Required for Load					

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 Rafter	
<input type="checkbox"/>	e. Engineered or Finger-Jointed Studs for Vertical Applications	
3. Use FSC-Certified Wood		
<input checked="" type="checkbox"/>	a. Dimensional Studs: Minimum 40%	4
<input type="checkbox"/>	b. Dimensional Studs: Minimum 70%	
<input type="checkbox"/>	c. Panel Products: Minimum 40%	
<input checked="" type="checkbox"/>	d. Panel Products: Minimum 70%	6
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 checked="" type="checkbox"/>	a. Subfloor	
<input checked="" type="checkbox"/>	b. Sheathing	1
7. Use Recycled-Content Steel Studs for 90% of Interior Wall Framing		
8. Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)		
<input type="checkbox"/>	a. Floors	
<input type="checkbox"/>	b. Walls	
<input type="checkbox"/>	c. Roofs	
<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/>	1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking	3
<input type="checkbox"/>	2. Install a Drainage Plane (Rain Screen Wall System)	
<input type="checkbox"/>	3. Use Durable and Non-Combustible Siding Materials	
<input checked="" type="checkbox"/>	4. Select Durable and Non-Combustible Roofing Materials	1

F. PLUMBING		Possible Points
1. Distribute Domestic Hot Water Efficiently		
<input checked="" type="checkbox"/>	a. Insulate Hot Water Pipes from Water Heater to Kitchen	3
<input checked="" 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	4
<input checked="" 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)	

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 checked="" type="checkbox"/>	2. Install ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less	1
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	

H. INSULATION	Possible Points
1. Install Insulation with 75% Recycled Content	
<input type="checkbox"/> a. Walls and/or Floors	
<input type="checkbox"/> b. Ceilings	
2. Install Insulation that is Low-Emitting (Certified Section 01350)	
<input checked="" type="checkbox"/> a. Walls and/or Floors	8
<input checked="" type="checkbox"/> b. Ceilings	
3. Pre-Drywall Inspection Shows Quality Installation of Insulation	

I. HEATING, VENTILATION & AIR CONDITIONING	Possible Points
<input type="checkbox"/> 1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations	
2. Install Sealed Combustion Units	
<input type="checkbox"/> a. Furnaces	
<input type="checkbox"/> b. Water Heaters	
3. No Fireplace or Sealed Gas Fireplace with Efficiency Rating Not Less Than 60%	
<input type="checkbox"/> 4. Install ENERGY STAR Ceiling Fans with CFLs in Living Areas and Bedrooms	
5. Install Mechanical Ventilation System for Nighttime Cooling (Points are Cumulative up to 3)	
<input checked="" type="checkbox"/> a. Whole House Fan	2
<input type="checkbox"/> b. Automatically Controlled Integrated System	
<input type="checkbox"/> c. Integrated System with Variable Speed Control	
6. Install Air Conditioning with Non-HCFC Refrigerants	
7. Design and Install Effective Ductwork	
<input checked="" type="checkbox"/> a. Install HVAC Unit and Ductwork within Conditioned Space	3
<input checked="" type="checkbox"/> b. Use Duct Mastic on All Duct Joints and Seams	
<input type="checkbox"/> c. Install Ductwork under Attic Insulation (Buried Ducts)	
<input type="checkbox"/> d. Pressure Balance the Ductwork System for Master Bedroom	
<input checked="" type="checkbox"/> e. Protect Ducts during Construction and Clean All Ducts before Occupancy	
8. Install High Efficiency HVAC Filter (MERV 6+)	2
9. Install Zoned, Hydronic Radiant Heating with Slab Edge Insulation	
10. Install Mechanical Ventilation System	
<input type="checkbox"/> a. Any Whole House Ventilation System That Meets ASHRAE 62.2	
<input checked="" type="checkbox"/> b. Install ENERGY STAR Bathroom Fan	
<input type="checkbox"/> c. All Bathroom Fans Are on Timer or Humidistat	
11. Use Low-Sone Range Hood Vented to the Outside	
<input checked="" type="checkbox"/> 12. Install Carbon Monoxide Alarm(s)	

J. BUILDING PERFORMANCE	Possible Points
<input type="checkbox"/> 1. Design and Build High Performance Homes (2 points for each 1% above T-24, up to 30 pts) <i>Enter the percent above Title 24 in the cell at left. Any value over 15% will automatically earn 30 points.</i>	
<input type="checkbox"/> 2. House Obtains ENERGY STAR with Indoor Air Package Certification	
3. Inspection and Diagnostic Evaluations	
<input type="checkbox"/> a. Third Party Energy and Green Building Review of Home Plans	
<input type="checkbox"/> b. Blower Door Test Performed	
<input type="checkbox"/> c. House Passes Combustion Safety Backdraft Test	

K. RENEWABLE ENERGY	Possible Points
<input type="checkbox"/> 1. Pre-Plumb for Solar Hot Water Heating	
<input type="checkbox"/> 2. Install Solar Water Heating System	
<input type="checkbox"/> 3. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft ² of South-Facing Roof	
4. Install Photovoltaic (PV) Panels	
<input type="checkbox"/> a. 1.2 kW System	
<input type="checkbox"/> b. 2.4 kW System	
<input type="checkbox"/> c. 3.6 kW or more	

L. FINISHES	Possible Points
<input checked="" type="checkbox"/> 1. Provide Permanent Walk-Off Mats and Shoe Storage at Home Entrances	
2. Use Low/No-VOC Paint	
<input type="checkbox"/> a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))	15
<input checked="" type="checkbox"/> b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (Flat))	
<input type="checkbox"/>	

<input checked="" type="checkbox"/>	3. Use Low VOC, Water-Based Wood Finishes (<150 gpl VOCs)	
<input checked="" type="checkbox"/>	4. Use Low-VOC Construction Adhesives (<70 gpl VOCs) for All Adhesives	
<input checked="" type="checkbox"/>	5. Use Recycled-Content Paint	
<input checked="" type="checkbox"/>	6. Use Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed Lumber, C) Rapidly Renewable D) Recycled-Content or E) Finger-Jointed At Least 50% of Each Material (1 pt each):	
<input type="checkbox"/>	a. Cabinets	
<input checked="" type="checkbox"/>	b. Interior Trim	
<input checked="" type="checkbox"/>	c. Shelving	
<input checked="" type="checkbox"/>	d. Doors	
<input type="checkbox"/>	e. Countertops	
<input checked="" type="checkbox"/>	7. Reduce Formaldehyde in Interior Finish (Section 01350) for At Least 50% of Each Material Below:	
<input checked="" type="checkbox"/>	a. Cabinets	
<input checked="" type="checkbox"/>	b. Interior Trim	
<input checked="" type="checkbox"/>	c. Shelving	
<input checked="" type="checkbox"/>	d. Subfloor	
<input checked="" type="checkbox"/>	8. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb	

M. FLOORING	Possible Points
1. Use Environmentally Preferable Flooring: A) FSC-Certified or Reclaimed Wood, B) Rapidly Renewable Flooring Materials, C) Recycled-Content Ceramic Tiles, D) Exposed Concrete as Finished Floor or E) Recycled-Content Carpet. <i>Note: Flooring Adhesives Must Have <50 gpl VOCs.</i>	
<input type="checkbox"/> a. Minimum 15% of Floor Area	
<input type="checkbox"/> b. Minimum 30% of Floor Area	
<input checked="" type="checkbox"/> c. Minimum 50% of Floor Area	
<input type="checkbox"/> d. Minimum 75% of Floor Area	
2. Thermal Mass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors	
<input type="checkbox"/>	
3. Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)	

N. OTHER	Possible Points
<input type="checkbox"/> 1. Incorporate Green Points Checklist in Blueprints - Required	
<input type="checkbox"/> 2. Develop Homeowner Manual of Green Features/Benefits	
3. Community Design Measures & Local Priorities: See the Community Planning & Design section in Chapter 4 of the New Home Guidelines for measures. Maximum of 20 points for suggested measures. Local requirements may also be listed here.	
<input type="checkbox"/> 1. Additions less than 50% increase in floor area	
<input type="checkbox"/> 2. Additions less than 200sq.ft. or resulting in less than 1,500sq.ft.	
<input checked="" type="checkbox"/> 3. Seismic upgrade of existing building	
<input type="checkbox"/> 4. For having a hybrid or zero emissions vehicle	
<input type="checkbox"/> 5. For having no automobile	
<input type="checkbox"/> 6. Planting more than one street tree when feasible	
<input type="checkbox"/> 7. Earthquake kit	
4. Innovation: List innovative measures that meet the green building objectives of the Guidelines. Enter up to a maximum combined total of 20 pts. See Innovation Checklist for suggested measures.	
<input type="checkbox"/> Innovation in Community: Enter description here	
<input type="checkbox"/> Innovation in Energy: Enter description here	
<input type="checkbox"/> Innovation in IAQ/Health: Enter description here	
<input type="checkbox"/> Innovation in Resources: Enter description here	
<input type="checkbox"/> Innovation in Water: Enter description here	

25

Summary					
Points Achieved from Specific Categories	0	0	0	0	0
Total Points Achieved	0				
Project has not yet met the recommended minimum requirements					
- Total Project Score of At Least 50 Points					
- Minimum points in specific categories: Energy (11), IAQ/Health (5), Resources (6), Water (3)					
- Required measures A.3.a and/or N.1					

96 points

Amber Curl

From: Lee Beckhusen [leebeckhusen@sbcglobal.net]
Sent: Wednesday, April 22, 2009 1:33 PM
To: Amber Curl
Subject: Planning Application 09-017. Design Review. Parking Exception.

To Amber Curl, My name is Lee E. Beckhusen and I'm an Albany resident, born and raised in Albany. I'm writing to you with my concerns regarding the parking exception that Adam Hochman and Jennifer Baumer are asking for with their design review. Parking is a problem all over Albany, and now with street sweeping it seems even worse getting a place to park. I own the house at 959 Madison St. and I have a garage and a driveway to park 1 car. My sons live at the house. I live at 910 Fillmore St Albany. Parking is a problem on Fillmore as well. My Mother owned the house at 949 Madison St with a driveway and a garage and she still had parked cars in front of her house that were not hers. Recently there have been many legal and illegal remodels done in our area. Residents at 953 Madison St turned their garage into a rental unit. Residents at 948 Madison St. turned their basement into a living space. I think it's time to say no to some of these projects that can only add to the parking congestion already happening all over our city. Currently there is no driveway or garage on the property at 957 Madison St. It was rental property up until Adam and his wife purchased it. Please consider the parking in Albany. I will be at the meeting on Tuesday. Thank you for your time Lee E Beckhusen. My e-mail address is leebeckhusen@sbcglobal.net

ATTACHMENT #6

4/22/2009