

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

Agenda date: 7/14/09

Prepared by: LJ

Reviewed by: JB

ITEM/ 6c
SUBJECT: **Planning Application 09-032. Design Review.**
Request for design review approval to allow a 753 sq. ft. two-story addition to an existing single-family home and construction of a 281 sq. ft. accessory structure.

SITE: 622 Masonic

**APPLICANT/
OWNER:** Tom Beil with Goring and Straja Architects for Jack Petranker and Michael Witwer

ZONING: R-1 (Single-Family Residential)

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the request to allow a two-story addition and construction of a new accessory structure.

BACKGROUND/PROJECT DESCRIPTION

The subject property is a 5,000 sq. ft lot with a 1,577 sq. ft. single-family home and a 100 sq. ft. accessory structure. The site is unique in that Middle Creek runs day-lighted through the western portion of the property, and a storm drain running along the northern edge of the property. The creek sits approximately 12' from the rear property line. There is a wooden deck that sits over the northern portion of the creek, and the existing accessory structure has been built over the southern portion of the creek. It also should be noted that at the rear property line, the subject property's grade is several feet lower than the property to the west.

The applicant is requesting Design Review approval to allow a 753 sq. ft. two-story addition at the rear of the home. The addition will expand the existing single-car garage to create a tandem garage, add a bedroom on the lower floor, and create a master bedroom suite and office on the second floor. A wooden deck with stairs down to the backyard will be added along the first floor, and extend 8' from the rear wall of the home.

The applicant is also proposing to demolish the existing 100 sq. ft. accessory structure that sits above the creek, and construct a new 281 sq. ft. accessory studio in a different location. Including the accessory building, the total area of the home will be 2,611 sq. ft. The maximum height of the home will increase from 18'-6" to 20'-5". The FAR will increase from 30% to 48%.

The front yard has a nonconforming setback of 9'-11", where 15' is required. The existing northern side yard setback is also nonconforming, with a 2'-4" setback, where 5' is required. The addition will be made in conformance, and will have a 5'-1" northern side setback. The existing eastern side yard setback is 5'-0".

The new accessory structure, which is on the eastern side of the lot, will have a 5'-1" side setback. The accessory structure will also have a wooden deck and railing along the rear (western) wall that extends 7' from the structure. The accessory building will no longer sit above the creek; it will be relocated to its eastern side, 30'-8" from the rear property line, and 12'-10" from the rear wall of the main home.

The existing wooden deck above the creek is proposed to remain, and sits 8'-6" from the rear property line and is directly on the northern property line. All development requirements have been met and only Design Review approval is 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 stucco home has a Spanish-style gabled roof with clay tiles, and painted wooden trim accents. The front façade has a wrought-iron railing around the window, and a covered front porch. The windows on the existing home are mostly wood-trim horizontal sliders. The proposed addition will maintain the architectural style of the home by using matching stucco siding and a matching gabled roofline with clay tile accents. The windows along the addition will be double hung, and have matching wood trim. The addition will minimally change the front façade, with only the top portion of the roof over the addition being visible from the street.

The southern side elevation of the addition will involve the installation of several double-hung windows. A small wrought iron railing is proposed around one set of windows on the second story, and will match the railing on the front of the home. The railing extends approximately 2' from the southern wall of the home. The western (rear) elevation of the addition will include 2 sets of double-hung windows. The proposed rear deck will be added along the existing portion of the western elevation of the home, and a set of French doors will be installed that lead out onto the deck. The deck will have a wooden railing and two sets of stairs down to the back yard. The northern side elevation will include several new double-hung windows, but they are small in size, and thus will minimally affect the neighbors on this side.

Accessory Structure

The existing accessory structure is 100 sq. ft. and currently sits over the creek. The applicant is proposing to demolish this structure and construct a new accessory building on the eastern side of the creek.

The new studio will be designed in a different architectural style from the existing home. It will have a similar gabled roofline, but the finish and roofing materials will be different. The siding will be of two materials: the lower portion will be cement plaster finish, and the upper portion will be horizontal cement fiber siding and trim. The roofing will be made of corrugated sheet metal with wood rafters and painted wood vents below the peaks.

The maximum height of the structure will be 12'. The eastern elevation, which faces the main home, will have two adjacent small double-hung wooden windows. The entrance to the studio will be on the northern elevation, facing the interior of the lot. The door will be located towards the rear portion of this elevation, and a large double-hung window will be installed directly next to it. The southern side of the structure, which sits 5'-1" from the property line, will have two large double-hung windows and one small one. The rear (west) elevation, which sits along the creek bank, will have a wooden deck and railing that extends 7' from the rear wall of the studio. There will be a set of French doors that lead onto the deck, and a large double-hung window next to the doors. All of the large windows on the studio are 7' tall, spanning most of the height of the walls on which they sit.

The new studio will provide an attractive and useful space along the creek bank, and is a significant improvement over the existing accessory structure. The difference in architectural style creates a woodsy look along the creek, and seems an appropriate contrast in style for the home.

Storm Drain

There is a storm drain that runs along the northern edge of the property, near the location of the proposed addition. Staff recommends as part of the building permit process, that the applicant verify the location and depth of the drain, and ensure, to the satisfaction of the City Engineer, that the proposed development does not affect the structural integrity of the drain.

Existing Rear Deck

There is an existing wooden deck that has been built over the northern side of the creek, 8'-6" from the rear property line and directly on the northern side property line. There are wooden stairs that lead down from the eastern part of the backyard to the deck. The applicant is proposing to repair these stairs, but has not proposed to make any changes to the deck. Staff recommends as part of the permitting process, that the applicant provide a structural engineer's report on the safety and structural integrity of the deck, and that the applicant make any repairs that are deemed necessary.

Green Building Requirements

The applicant has provided a green points checklist and has received 75 green points, thus meeting the minimum required threshold of 50 points. Items such as recycled-content

insulations, hydronic radiant heating, 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

ATTACHMENT 1 - ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS

20.12 Zoning Districts and Permitted Uses

General Plan: Low Density Residential
 Zoning: R-1 - Single-Family Residential

20.16 Land Use Classifications

Single family residential

Surrounding North - SFR East - BART Tracks
 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 (east)	9'-11"	No change	15'
Side (north)	2'-4"	No change	5'-0"
Side (south)	5'-0"	No change	5'-0"
Rear (west)	58'-0"	30'-8"	20'
Area			
Lot Size	5,000	No change	--
Lot Coverage	25%	36%	50%
Maximum Height	18'-6"	20'-5"	28' max.

20.24.030 Overlay District Regulations.

Not applicable.

20.24.040 Hillside Residential Regulations.

Not applicable.

20.24.050 Floor-Area-Ratio.

	Existing (approx.)	Proposed	Requirement
Lot Size	5,000	No change	--
Floor Area			
Garage	367	465	
First-floor	752	1,052	--
Second-floor	458	813	
Accessory Structure	100	281	
Total	1,677	2,611	--
Total Counted	1,497* **	2,431* **	--
Floor Area Ratio	30%	48.6%	55%

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

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

20.24.060 Setback Areas, Encroachments.

Not applicable.

20.24.100 Distances between Structures.

See project description.

20.24.110 Fences, Landscaping, Screening.

Not applicable.

20.24.130 Accessory Buildings.

See project description.

20.28 Off-Street Parking Requirement.

See project description.

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. Middle Creek is not mapped by FEMA as part of the national Flood Insurance Program. In addition, the City's Watercourse Overlay District is not applied to Middle Creek.

20.100.030 Use Permits.

Not applicable.

20.100.040 Variances.

Not applicable.

20.100.010 Common Permit Procedures.

Public notice of this application was provided on July 2, 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 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 attempt to preserve existing trees, 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 attractive in appearance and consistent with the architectural style of the home. The applicant has made a conscious effort to match the existing detail of the home. The proposal for the new accessory structure is a significant improvement over the existing one, and will create a more usable backyard area.</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. It has a maximum height of 20'-5" which is consistent with the height of other homes in the neighborhood. The addition will create an attractive home that should have little impact on adjacent neighbors. Removal of the existing accessory building over Middle Creek eliminates an existing hazard for the flow of storm water.</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>

ATTACHMENT - 3

COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS OF APPROVAL

GENERAL PROJECT CONDITIONS

- Gen-1 **Project Approval.** This Design Review approval is for Jack Petranker and Michael Witwer, 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 Tom Beil date received June 26, 2009 and July 7, 2009, architectural plans, project perspectives, building sections, and floor plans, all as presented to the Planning and Zoning Commission on July 14, 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 July 28, 2010 (one year from the date on which this approval becomes effective) unless a building permit has been issued and construction diligently pursued; a certificate of occupancy has been issued; the use is established; the use permit, variance or design review approval is renewed. The approval may be renewed by the Community Development Director for a period up to an additional two (2) years, provided that, at least ten (10) days before expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department. The Community Development Director may grant a renewal of an approval where there is no change in the original application, or there is no request to change any condition of approval.
- Gen-3 **FEES.** The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured, and shall be paid 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 **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 **Accessibility Improvements.** All construction shall be designed and built in accordance with American Disability Act and California Title 24 handicap accessibility standards. Appropriate details and specifications shall be incorporated into the plans and submitted at time of building permit application.
- GEN-14 **Energy Conservation Standards.** All buildings shall be designed in accordance with the State of California energy conservation standards for non-residential buildings. The necessary plans and documentation shall be submitted at time of building permit application.

ARCHITECTURE CONDITION

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

LIGHTING CONDITIONS

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

LANDSCAPING CONDITIONS

- LNDS-1 **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.

- LNDSC-2 **Street Tree Requirement.** The applicant shall apply for one street tree prior to the issuance of the building permit. The City's Environmental Resource Assistance will determine the type and location of the tree and may waive this requirement if site conditions will not reasonably support establishment of a new tree.

PUBLIC WORKS DEPARTMENT CONDITIONS

GENERAL ENGINEERING CONDITIONS

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

GRADING CONDITIONS

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

the geotechnical engineer's report. Shore and dewater all excavations in accordance with the requirements of the geotechnical engineer's report.

- GRAD-4 **Flooding Damages.** The project developer shall execute an assumption of risk, indemnification and hold harmless agreement as required by the City. The agreement, in substance, shall state that the project developer, and any successor in interest, shall assume all risk for damages to the project and to project improvements, flooding caused by surface water intrusion, stormwater runoff, or water under the ground surface pressing on or flowing or seeping through foundations, walls, floors, or paved surfaces, basements, whether paved or not, or windows, doors or other openings, and shall indemnify and hold the City harmless from any claims of such damages, including third-party claims, of such damage or of such damages or of damages arising from rainfall runoff which is not prevented from leaving the project site in violation of Condition GRAD-3.
- GRAD-5 **Dust Control Program.** A dust control program shall be prepared by the project developer and approved by the Community Development Department and City Engineer prior to 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.

PUBLIC IMPROVEMENTS CONDITIONS

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

FIRE DEPARTMENT CONDITIONS

- FIRE-1 **Construction of 1,500 Square Feet or Greater.** 1500 sq. ft. or more or any addition, remodel, rehabilitation, etc. is 50% of the existing sq. ft.:
- a) This dwelling will be required install an Automatic Fire Extinguishing System throughout the entire dwelling. Ordinance No. 94-010, Albany Municipal Code, Chapter 11, Section 11-2.3a(3)(a).
 - b) Plans, information sheets on all sprinkler components and hydraulic calculations are required.
 - c) A 110-volt interconnected smoke alarm system with a 10-year lithium 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 CBC.

FIRE-3 **Gallons-per-Minute Requirement.** The water system for fire protection shall comply with the requirements of the Albany Fire Department. 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 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,

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.

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 prior to:

- a) start of the rainy season (October 1);
- b) site dewatering activities;
- c) street washing activities;
- d) saw cutting asphalt or concrete; and
- e) order to retain any debris or dirt flowing into the City storm drain system.

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

BMP-CNST6 **Containment of Materials.** Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by wind or in the event of a material spill.

BMP-CNST7 **Cleaning of Equipment.** Never clean machinery, tools, brushes, etc. or rinse containers into a street, gutter, storm drain or stream. See the *Building Maintenance/ Remodeling* flyer for more information.

BMP-CNST8 **Minimize Removal of Natural Vegetation.** Minimize removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Replant the area as soon as possible. All cut and fill slopes shall be stabilized as soon as possible after grading is completed. No site grading shall occur between October 1 and April 15 unless approved erosion and sedimentation control measures are in place.

Special conditions

SPCL 1 - As part of the building permit application, the applicant shall verify the location and depth of the storm drain that runs along the northern edge of the property. The applicant shall demonstrate that the proposed construction does not impact the structural integrity of the storm drain, to the satisfaction of the City Engineer.

SPCL 2- As part of the building permit application, the applicant shall provide a structural engineer's report of the existing deck over the creek, and show either that the deck is structurally sound, or make the necessary repairs to ensure its structural integrity.

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: 6/26/09
 Planning Application No.: 09-032
 Fee Paid: 560.00
 Receipt # 58175



City of Albany
 PLANNING APPLICATION FORM
 (GENERAL PROJECTS)



<p>For PLANNING & ZONING COMMISSION action:</p> <p><input type="checkbox"/> Conditional Use Permit*</p> <p><input checked="" type="checkbox"/> Design Review (residential, residential additions, commercial, office and multi-family*,)</p> <p><input type="checkbox"/> General Plan Amendment from _____ to _____</p> <p><input type="checkbox"/> Parcel Map/ Tentative Map/ Vesting Tentative Map, Lot Line Relocation</p> <p><input type="checkbox"/> Parking Exceptions/Reductions</p> <p><input type="checkbox"/> Precise Development Plan</p> <p><input type="checkbox"/> Second Unit Use Permit *</p> <p><input type="checkbox"/> Variance *</p> <p><input type="checkbox"/> Zone Change from _____ to _____</p> <p><input type="checkbox"/> Other:</p>	<p>For ADMINISTRATIVE action:</p> <p><input type="checkbox"/> Admin. Lot Line Relocation</p> <p><input type="checkbox"/> Home Occupations</p> <p><input type="checkbox"/> Sign Review</p> <p><input type="checkbox"/> Other:</p>
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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: 622 Masonic Avenue		Zone: <u>R-1</u>
Property Owner(s) Name: Jack Petranker (Michael Witwer)	Phone: (510) 418 9120 Fax: (510) 778 8361	Email: petranker@worldnet.att.net
Mailing Address: P.O. Box 11126	City: Berkeley	State/Zip: CA 94712
Applicant(s) Name (contact person): Tom Beil (Goring and Straja Architects)	Phone: (510) 595 5895 Fax: (510) 595 5846	Email: tbeil@gasarchitects.com
Mailing Address: 5701 Hollis Street	City: Emeryville	State/Zip: CA 94608

PROJECT DESCRIPTION (Please use back of sheet or attach extra sheets, if necessary): This project consists of a 753 square foot addition and a partial interior remodel of an existing 1577 s.f. house. Additionally, a 281 s.f. detached Studio is proposed. See the attached page for additional information.

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)	5000 s.f.	5000 s.f.
Size of structure(s) or commercial space (square feet)	1577 s.f. (house + garage) 100 s.f. (detached shed)	2330 s.f. (with garage) 2611 s.f. (with 281 s.f. detached Studio)
Height and No. of stories	18'-6" in Two Stories	20'-5" in Two Stories
Lot coverage ¹	1256 s.f. (house and shed)	1815 s.f. (including Studio)
Floor Area Ratio (FAR) ²	.315	.522
Impervious Area ³	2324 s.f.	2812 s.f.
Slope Density ⁴	n/a	n/a
No. of dwelling units	1	1
Parking ⁵ Number of off-street spaces	1	2
Number of spaces in garage	1	2
Size of spaces	13.5' wide x 16' long x 7' h.	10'-10" wide x 19' long x 7'h.

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

Date

Signature of Applicant

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.

Project Description:

This project consists of a 753 square foot addition and a partial interior remodel of an existing 1577 s.f. house. The remodeled area includes the creation of a new, garaged parking space, a minor kitchen remodel and the conversion of an existing bedroom into a closet and master bathroom. The finished, gross square footage of the house including the garage will be 2,330 s.f.

The house addition will match the details, roof pitch, window sections and stucco texture of the existing structure.

A detached, 281 s.f. studio is proposed in the rear yard area. The detailing will match the existing house.

An existing 100 s.f. shed built over the creek will be demolished in the course of the new work.

Green Points Rating System for Remodeling Projects

Due to the diversity of remodeling project types, assigning a "total points" value to a project to be considered environmentally friendly is not feasible. However, 25 measures have been highlighted to signify that every effort should be made to incorporate them into your projects. These items have been chosen based upon their impact on the environment and the health of the home in coordination with ease of implementation and relative low cost. These measures can be used as a starting point for "greening" your project.

Project Address: 622 Masonic Avenue, Albany, CA 94706

	INPUT	Resources	Energy	IAQ/Health
A. Site				
1. Recycle Job Site Construction & Demolition Waste 65% = 1 point; 75% = 2 points; 80% = 4 points	up to 4 Resource pts	1		
2. Salvage Reusable Building Materials	4 Resource pts y=yes			
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation	4 Resource pts y=yes			
4. Protect Native Soil	2 Resource pts y=yes			
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt y=yes			
6. Implement Construction Site Stormwater Practices	2 Resource pts y=yes	2		
7. Protect Water Quality with Landscape Design	2 Resource pts y=yes			
8. Design Resource-Efficient Landscapes and Gardens	4 Resource pts y=yes			
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas	2 Resource pts y=yes	2		
10. Install High-Efficiency Irrigation Systems	2 Resource pts y=yes	2		
11. Provide for On-Site Water Catchment / Retention	2 Resource pts y=yes			
B. Foundation				
1. Incorporate Recycled Flyash in Concrete 25% Recycled Flyash = 2 points; Add 1 point for every 10% increase of flyash, up to 5 points	up to 5 Resource pts			
2. Use Recycled Content Aggregate	2 Resource pts y=yes			
3. Insulate Foundation/Slab before backfill	3 Energy pts y=yes	3		
C. Structural Frame				
1. Substitute Solid Sawn Lumber with Engineered Lumber	3 Resource pts y=yes			
2. Use FSC Certified Wood for framing (For every 10% of FSC lumber used = 2 points, up to 10)	up to 10 Resource pts.			
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts y=yes			
4. Use Web Floor Trusses	2 Resource pts y=yes			
5. Design Energy Heels on Trusses 6" or more	2 Energy pts y=yes			
6. Use Finger-Jointed Studs for Vertical Applications	2 Resource pts y=yes			
7. Use Engineered Studs for Vertical Applications	2 Resource pts y=yes			
8. Use Recycled Content Steel Studs for Interior Framing	2 Resource pts y=yes			
9. Use Structural Insulated Panels (SIPs)				
a. Floors	3 Energy pts y=yes			
b. Wall	3 Energy pts y=yes			
c. Roof	3 Energy pts y=yes			
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	1		
b. Sheathing	1 Resource pt y=yes	1		

D. Exterior Finish

- 1. Use Sustainable Decking Materials
 - a. Recycled content
 - b. FSC Certified Wood
- 2. Use Treated Wood That Does Not Contain Chromium/Arsenic
- 3. Install House Wrap under Siding
- 4. Use Fiber-Cement Siding Materials

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

E. Plumbing

- 1. Install Water Heater Jacket
- 2. Insulate Hot and Cold Water Pipes
- 3. Retrofit all Faucets and Showerheads with Flow Reducers
 - a. Faucets (1 point each, up to 2 points)
 - b. Showerheads (1 point each, up to 2 points)
- 4. Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points)
- 5. Install Chlorine Filter on Showerhead
- 6. Convert Gas to Tankless Water Heater
- 7. Install Water Filtration Units at Faucets (2 points each, up to 4 points)
- 8. Install On-Demand Hot Water Circulation Pump

1 Energy pt	y=yes	1		
2 Energy pts	y=yes	2		
Up to 2 Resource pts.		2		
Up to 2 Resource pts.				
Up to 3 Resource pts.				
1 IAQ/Health pt	y=yes			
4 Energy pts	y=yes			
Up to 4 IAQ/Health pts.				
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)
- 2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points)
- 3. Install Lighting Controls (1 point per fixture, up to 4 points)
- 4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points)

Up to 4 Energy pts.		4		
Up to 5 Energy pts.		4		
Up to 4 Energy pts.				
Up to 4 Energy pts.				

G. Appliances

- 1. Install Energy Star Dishwasher
- 2. Install Washing Machine with Water and Energy Conservation Features
- 3. Install Energy Star Refrigerator
- 4. Install Built-In Recycling Center

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

H. Insulation

- 1. Upgrade Insulation to Exceed Title 24 Requirements
 - a. Walls
 - b. Ceilings
- 2. Install Floor Insulation over Crawl Space
- 3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde
- 4. Use Advanced Infiltration Reduction Practices
- 5. Use Cellulose Insulation
 - a. Walls
 - b. Ceilings
- 6. Alternative Insulation Products (Cotton, spray-foam)
 - a. Walls
 - b. Ceilings

2 Energy pts	y=yes			
2 Energy pts	y=yes			
4 Energy pts	y=yes			
3 IAQ/Health pts	y=yes	3		
2 Energy pts	y=yes			
4 Resource pts	y=yes			
4 Resource pts	y=yes			
4 Resource pts	y=yes			
4 Resource pts	y=yes			

			INPUT	Resources	Energy	IAQ/Health
I. Windows						
1. Install Energy-Efficient Windows						
a. Double-Paned	1 Energy pt	y=yes	1			
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	1			
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			
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes				
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes	1			
4. Clean all Ducts Before Occupancy	2 IAQ/Health pts	y=yes	2			
5. Install Solar Attic Fan	2 Energy pts	y=yes				
6. Install Attic Ventilation Systems	1 Energy pt	y=yes				
7. Install Whole House Fan	4 Energy pts	y=yes				
8. Install Sealed Combustion Units						
a. Furnaces	3 IAQ/Health pts	y=yes	3			
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	2			
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	1			
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					
6. Select Safe and Durable Roofing Materials	1 Resource pt	y=yes	1			
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				

			INPUT	Resources	Energy	IAQ/Health
M. Indoor Air Quality and Finishes						
1. Use Low/No-VOC Paint	1 IAQ/Health pts	y=yes	1			
2. Use Low VOC, Water-Based Wood Finishes	2 IAQ/Health pts	y=yes	2			
3. Use Low/No VOC Adhesives	3 IAQ/Health pts	y=yes				
4. Use Salvaged Materials for Interior Finishes	3 Resource pts	y=yes				
5. Use Engineered Sheet Goods with no added Urea Formaldehyde	6 IAQ/Health pts	y=yes				
6. Use Exterior Grade Plywood for Interior Uses	1 IAQ/Health pts	y=yes				
7. Seal all Exposed Particleboard or MDF	4 IAQ/Health pts	y=yes				
8. Use FSC Certified Materials for Interior Finish	4 Resource pts	y=yes				
9. Use Finger-Jointed or Recycled-Content Trim	1 Resource pts	y=yes	1			
10. Install Whole House Vacuum System	3 IAQ/Health pts	y=yes				
N. Flooring						
1. Select FSC Certified Wood Flooring	8 Resource pts	y=yes				
2. Use Rapidly Renewable Flooring Materials	4 Resource pts	y=yes				
3. Use Recycled Content Ceramic Tiles	4 Resource pts	y=yes				
4. Install Natural Linoleum in Place of Vinyl	5 IAQ/Health pts	y=yes				
5. Use Exposed Concrete as Finished Floor	4 Resource pts	y=yes				
6. Install Recycled Content Carpet with Low VOCs	4 Resource pts	y=yes	4			
O. City of Albany Incentives						
1. Additions less than 50% increase in floor area	20 Resource pts	y=yes	20			
2. Additions less than 200sq.ft. or resulting in less than 1,500sq.ft.	10 Resource pts	y=yes				
3. Seismic upgrade of existing building	25 Resource pts	y=yes				
4. For having a hybrid or zero emissions vehicle	2 IAQ/Health pts	y=yes				
5. For having no automobile	5 Resource pts	y=yes				
6. Plant more than one street tree when feasible	2 IAQ/Health pts	y=yes				
7. Earthquake kit	2 IAQ/Health pts	y=yes	2			