City of Albany
MAY 21 2015
Community Development

PLANNING APPLICATION FORM

Please complete the following application to initiate City review of your application. Please be aware that staff may have additional application requirements. For projects requiring Planning and Zoning Commission review, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon – 1:15 PM, Mon. – Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

Fee Schedule (FY 2014-2015)

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Review*</td>
<td>$2,072/ Admin. $1,101</td>
</tr>
<tr>
<td>Parking Exceptions/Reductions - see separate handout*</td>
<td>$Actual Cost/Min $2,072</td>
</tr>
<tr>
<td>Conditional Use Permit (major)*</td>
<td>$Actual Cost/Min $2,072</td>
</tr>
<tr>
<td>Conditional Use Permit (minor)*</td>
<td>$1,101</td>
</tr>
<tr>
<td>Sign Permit</td>
<td>$1,479/$461 Admin.</td>
</tr>
<tr>
<td>Temporary/Seasonal Conditional Use Permit*</td>
<td>$461</td>
</tr>
<tr>
<td>Lot Line Adjustment*</td>
<td>$Actual Cost/Min $1,101</td>
</tr>
<tr>
<td>Secondary Residential Unit*</td>
<td>$1,101</td>
</tr>
<tr>
<td>Parcel/Subdivision Map; Planned Unit Development; Condo Conversion*</td>
<td>$3,357</td>
</tr>
<tr>
<td>Variance*</td>
<td>$2,072</td>
</tr>
<tr>
<td>Other(s):</td>
<td>$</td>
</tr>
</tbody>
</table>

*When obtaining more than one planning approval, the full amount for the highest fee will apply and ½ fee will be charged for any other ones.

General Plan Update Fee $45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

Job Site Address:

1112 Key Route Blvd

Property Owner(s) Name:

Phan Leland Y & TechSweet

Mailing Address:

1112 Key Route Blvd

Applicant(s) Name (contact person):

Abram A Yates Jr

Mailing Address:

4131 Greenwood Ave.

Zoning District:

R-1

Phone: 510.520.6316

Fax:

Email:

City: Albany

State/Zip: CA 94706

Phone: 510.274.7300

Fax:

Email: abryate@hotmail.com

Project Description:

Construct an upper level above garage & kitchen, to contain two bed rms & bath rm. Also install a canopy at the rear entrance between (2) house & (N) stair enclosure.

J:\FORMS\PLANNING\RESADS\2014 DR Guide
Please fill out the following information correctly. Failure to fill out the information adequately or incompletely will result in your application to not be processed. If you have any additional questions, please contact staff for details.

**ARCHITECTURAL STYLE**
The architectural style/appearance of the home is: [McGregor]

### GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Item</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is your lot coverage?</td>
<td>38.3</td>
<td>40</td>
</tr>
<tr>
<td>What is the amount of impervious surface on the lot?</td>
<td>86</td>
<td>86</td>
</tr>
<tr>
<td>How many dwelling units are on your property?</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)</td>
<td>Car Port 11 ft. x 18</td>
<td>Car Port 11 ft. x 18</td>
</tr>
<tr>
<td>What is the narrowest width of your driveway?</td>
<td>8</td>
<td>8</td>
</tr>
</tbody>
</table>

### SITE REGULATIONS BY DISTRICT

<table>
<thead>
<tr>
<th>Item</th>
<th>Existing</th>
<th>Proposed Construction</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front ( )</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side ( )</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side ( )</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear ( )</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Size</td>
<td>3’465</td>
<td>3’465</td>
<td>50%</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>40</td>
<td>40</td>
<td>28’ max</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>8</td>
<td>8</td>
<td></td>
</tr>
</tbody>
</table>

*In parentheses, please note the elevation (i.e. north, east, west, south)

**Please refer to the attached Basic Site Regulations handout attached to this application for setback information.**

### FLOOR AREA RATIO

<table>
<thead>
<tr>
<th>Item</th>
<th>Existing</th>
<th>Proposed</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>3’465</td>
<td>3’465</td>
<td></td>
</tr>
<tr>
<td>Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage/Storage</td>
<td>19 8</td>
<td>19 8</td>
<td></td>
</tr>
<tr>
<td>Main Level</td>
<td>1’827</td>
<td>1’375</td>
<td></td>
</tr>
<tr>
<td>Second-floor</td>
<td>0</td>
<td>432</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>2’525</td>
<td>2’005</td>
<td></td>
</tr>
<tr>
<td>Total Counted*</td>
<td>1’525</td>
<td>1’925</td>
<td></td>
</tr>
<tr>
<td>Floor Area Ratio*</td>
<td>444</td>
<td>55</td>
<td>55%</td>
</tr>
</tbody>
</table>

* 220 sq. ft. may be exempted from "total counted" for covered parking and 60 sq. ft. may be exempted for stairs as permitted by MC 20.24.050.
TERMS AND CONDITIONS OF APPLICATION

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

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

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

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

Signature of Property Owner 14 May 15

Signature of Applicant (if different) 14 May 15
PROJECT ADDRESS: 1112 Key Route Blvd

SUBMITTAL REQUIREMENTS FOR PLANNING AND ZONING APPLICATIONS
REQUIREMENTS MAY VARY WITH INDIVIDUAL PROJECTS – CONTACT STAFF FOR DETAILS

SELF-CERTIFICATION CHECKLIST

As part of the application, the following requirements must be included and each box checked by the applicant certifying that requirements have been satisfied:

- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- Installation of story poles ten days before the public hearing (second story additions only)

Project plans include the following for a complete submittal:

- Cover page including project description with FAR and lot coverage information
- Dimensioned site plan including proposed parking layout and curb cuts
- Existing elevations with building heights
- Proposed elevations with building heights
- Building sections
- Floor plans (existing and new)
- Roof plan
- Window schedule/details
- Street elevation showing neighboring properties
- Detailed photos of the existing home and proposed location of new development

Please check each box indicating you have sign below indicating that you have included all of the above information and understand that your applicant will not be processed until all of the information is included.

I have included the above information and understand that if there any incomplete information, my application will not be processed.

x ____________________________ Date: 14 May 2015

Print Name: Lea Young Phan

Please contact the Community Development Department if you have any additional questions. We are open with the following hours:

Monday, 8:30 AM-7:00 PM
Tuesday-Thursday 8:30 AM-5:00 PM
Friday 8:30 AM-12:30 PM
Closed for lunch from 12pm-1:15 pm daily
Albany City Hall
1000 San Pablo Avenue, Albany, CA 94706
TEL: (510) 528-5760
# City of Albany

## Green Building Program Rating System for Remodeling Projects*

**Supplemental Application Form**

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

**Project Address:** 112 Key Route Blvd, Albany

**Checklist Prepared By:** Abron A. Yates, Jr.

**Date Prepared:** 5.10.2015

<table>
<thead>
<tr>
<th>INPUT</th>
<th>Resources</th>
<th>Energy</th>
<th>IAQ/Health</th>
</tr>
</thead>
</table>

### A. Site

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

### B. Foundation

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

### C. Structural Frame

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

---

2004 Checklist Modified by City of Albany Incentives - Approved July 2, 2007
| 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 | 1 Resource pt | y=yes |
| a. Subfloors | 1 Resource pt | y=yes |
| b. Sheathing | |
| D. Exterior Finish | |
| 1. Use Sustainable Decking Materials | 3 Resource pts | y=yes |
| a. Recycled content | 3 Resource pts | y=yes |
| b. FSC Certified Wood | |
| 2. Use Treated Wood That Does Not Contain Chromium/Arsenic | 1 IAQ/Health pt | y=yes |
| 3. Install House Wrap under Siding | 1 IAQ/Health pt | y=yes |
| 4. Use Fiber-Cement Siding Materials | 1 Resource pt | y=yes |
| E. Plumbing | |
| 1. Install Water Heater Jacket | 1 Energy pt | y=yes |
| 2. Insulate Hot and Cold Water Pipes | 2 Energy pts | y=yes |
| 3. Retrofit all Faucets and Showerheads with Flow Reducers | Up to 2 Resource pts. |
| a. Faucets (1 point each, up to 2 points) | Up to 2 Resource pts. |
| b. Showerheads (1 point each, up to 2 points) | Up to 3 Resource pts. |
| 4. Replace Toilets with Ultra-Low Flush Toilets | 1 IAQ/Health pt | y=yes |
| (1 point each, up to 3 points) | 4 Energy pts | y=yes |
| 5. Install Chlorine Filter on Showerhead | Up to 4 IAQ/Health pts. |
| 6. Convert Gas to Tankless Water Heater | 4 Resource pts | y=yes |
| 7. Install Water Filtration Units at Faucets | Up to 4 Resource pts. |
| (2 points each, up to 4 points) | |
| 8. Install On-Demand Hot Water Circulation Pump | |
| F. Electrical | |
| 1. Install Compact Fluorescent Light Bulbs (CFLs) | Up to 4 Energy pts. |
| (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) | Up to 5 Energy pts. |
| 3. Install Lighting Controls (1 point per fixture, up to 4 points) | Up to 4 Energy pts. |
| 4. Install High Efficiency Ceiling Fans with CFLs | Up to 4 Energy pts. |
| (1 point each, up to 4 points) | |
| G. Appliances | |
| 1. Install Energy Star Dishwasher | 1 Energy pt | y=yes |
| 2. Install Washing Machine with Water and Energy Conservation Features | 1 Energy pt | y=yes |
| 3. Install Energy Star Refrigerator | 3 Resource pts | y=yes |
| 4. Install Built-In Recycling Center | |
| H. Insulation | |
| 1. Upgrade Insulation to Exceed Title 24 Requirements | 2 Energy pts | y=yes |
| a. Walls | 2 Energy pts | y=yes |
| b. Ceilings | |

*2004 Checklist Modified by City of Albany Incentives - Approved July 2, 2007*
| 2. Install Floor Insulation over Crawl Space | 4 Energy pts | Resources | Energy | IAQ/Health |
| 3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde | 3 IAQ/Health pts | y=yes | |
| 4. Use Advanced Infiltration Reduction Practices | 2 Energy pts | y=yes | |
| 5. Use Cellulose Insulation | 4 Resource pts | y=yes | |
| a. Walls | 4 Resource pts | y=yes | |
| b. Ceilings | 4 Resource pts | y=yes | |
| 6. Alternative Insulation Products (Cotton, spray-foam) | 4 Resource pts | y=yes | |
| a. Walls | 4 Resource pts | y=yes | |
| b. Ceilings | 4 Resource pts | y=yes | |

I. Windows

1. Install Energy-Efficient Windows
   a. Double-Pane | 1 Energy pt | y=yes | |
   b. Low-Emissivity (Low-E) | 2 Energy pts | y=yes | |
   c. Low Conductivity Frames | 2 Energy pts | y=yes | |

J. Heating Ventilation and Air Conditioning

1. Use Duct Mastic on All Duct Joints | 2 Energy pts | y=yes | |
2. Install Ductwork within Conditioned Space | 3 Energy pts | y=yes | |
3. Vent Range Hood to the Outside | 1 IAQ/Health pt | y=yes | |
4. Clean all Ducts Before Occupancy | 2 IAQ/Health pts | y=yes | |
5. Install Solar Attic Fan | 2 Energy pts | y=yes | |
6. Install Attic Ventilation Systems | 1 Energy pt | y=yes | |
7. Install Whole House Fan | 4 Energy pts | y=yes | |
8. Install Sealed Combustion Units
   a. Furnaces | 3 IAQ/Health pts | y=yes | |
   b. Water Heaters | 3 IAQ/Health pts | y=yes | |
10. Install 13 SEER/11 EER or higher AC with a TXV | 3 Energy pts | y=yes | |
11. Install AC with Non-HCFC Refrigerants | 2 Resource pts | y=yes | |
12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace | 2 Energy pts | y=yes | |
13. Retrofit Wood Burning Fireplaces
   a. Install EPA certified wood stoves/inserts | 1 IAQ/Health pt | y=yes | |
   b. Install/Replace Dampers | 1 Energy pt | y=yes | |
   c. Install Airtight Doors | 1 Energy pt | y=yes | |
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 | |

2004 Checklist Modified by City of Albany Incentives - Approved July 2, 2007
<table>
<thead>
<tr>
<th></th>
<th>INPUT</th>
<th>Resources</th>
<th>Energy</th>
<th>IAQ/Health</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Select Safe and Durable Roofing Materials</td>
<td>1 Resource pt</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Install Radiant Barrier</td>
<td>3 Energy pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>L. Natural Heating and Cooling</td>
<td>5 Energy pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Incorporate Passive Solar Heating</td>
<td>3 Energy pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Install Overhangs or Awnings over South Facing Windows</td>
<td>3 Energy pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Plant Deciduous Trees on the West and South Sides</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>M. Indoor Air Quality and Finishes</td>
<td>1 IAQ/Health pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Use Low/No-VOC Paint</td>
<td>2 IAQ/Health pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Use Low VOC, Water-Based Wood Finishes</td>
<td>3 IAQ/Health pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Use Low/No VOC Adhesives</td>
<td>3 Resource pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Use Salvaged Materials for Interior Finishes</td>
<td>6 IAQ/Health pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Use Engineered Sheet Goods with no added Urea Formaldehyde</td>
<td>1 IAQ/Health pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Use Exterior Grade Plywood for Interior Uses</td>
<td>4 IAQ/Health pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Seal all Exposed Particleboard or MDF</td>
<td>4 Resource pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Use FSC Certified Materials for Interior Finish</td>
<td>1 Resource pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Use Finger-Jointed or Recycled-Content Trim</td>
<td>3 IAQ/Health pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Install Whole House Vacuum System</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N. Flooring</td>
<td>8 Resource pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Select FSC Certified Wood Flooring</td>
<td>4 Resource pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Use Rapidly Renewable Flooring Materials</td>
<td>4 Resource pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Use Recycled Content Ceramic Tiles</td>
<td>5 IAQ/Health pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Install Natural Linoleum in Place of Vinyl</td>
<td>4 Resource pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Use Exposed Concrete as Finished Floor</td>
<td>4 Resource pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Install Recycled Content Carpet with Low VOCs</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>O. City of Albany Incentives</td>
<td>20 Resource pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Additions less than 50% increase in floor area</td>
<td>10 Resource pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Additions less than 200 sq. ft. or resulting in less than 1,500 sq. ft.</td>
<td>25 Resource pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Seismic upgrade of existing building</td>
<td>2 IAQ/Health pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. For having a hybrid or zero emissions vehicle</td>
<td>5 Resource pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. For having no automobile</td>
<td>2 IAQ/Health pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Plant more than one street tree when feasible</td>
<td>2 IAQ/Health pts</td>
<td>y=yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Earthquake kit</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL POINTS ACCUMULATED:**

50 points total Req'd

---

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