City of Albany

PLANNING APPLICATION FORM

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

Fee Schedule (FY 2014-2015)

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

*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: 1043 CURTIS ST

Property Owner(s) Name:

KEN LESE

Mailing Address:

JAM E

Applicant(s) Name (contact person):

KEN LESE

Mailing Address:

SAME ABOVE

Zoning District:

Email: kannj4ever@hotmail.com

Phone: 510.374.6253

Fax:

City: ALBANY

State/Zip: CA

Email:

Phone:

Fax:

City:

State/Zip:

Email: jim_foster45@comcast.net

ARCHITECT: Jim Foster

FACT DESCRIPTION

2D 584 S/FET TWO STORY ADDITION AND ADD IN ROOF TRUSSES TO EXISTING FLAT ROOF
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: SINGLE STORY - FLAT ROOF

GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Item</th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>What is your lot coverage?</td>
<td>24%</td>
<td>42%</td>
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<tr>
<td>What is the amount of impervious surface on the lot?</td>
<td>560 SF</td>
<td>560 SF</td>
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<tr>
<td>How many dwelling units are on your property?</td>
<td>1</td>
<td>1</td>
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<tr>
<td>How many off-street parking spaces do you have?</td>
<td>2</td>
<td>2</td>
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<tr>
<td>(front yard parking is not counted unless previously approved by the City)</td>
<td></td>
<td></td>
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<tr>
<td>What are the dimensions of parking spaces?</td>
<td>8 ft. x 18 ft.</td>
<td>8 ft. x 18 ft.</td>
</tr>
<tr>
<td>(give interior dimensions of enclosed parking spaces)</td>
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<td></td>
</tr>
<tr>
<td>What is the narrowest width of your driveway?</td>
<td>8' - 0&quot;</td>
<td>8' - 0&quot;</td>
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SITE REGULATIONS BY DISTRICT

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Existing</th>
<th>Proposed Construction</th>
<th>Requirement</th>
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<tbody>
<tr>
<td>Front</td>
<td>15'</td>
<td>25'</td>
<td>25'</td>
</tr>
<tr>
<td>Side (3.5')</td>
<td>3'</td>
<td>4'</td>
<td>3' - 6&quot;</td>
</tr>
<tr>
<td>Side (3.5')</td>
<td>8'</td>
<td>8'</td>
<td>3' - 6&quot;</td>
</tr>
<tr>
<td>Rear</td>
<td>15'</td>
<td>20'- 2&quot;</td>
<td>15'</td>
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</table>

Area

| Lot Size          | 3500 SF |
| Lot Coverage      | 39%     | 42%     | 50% |
| Maximum Height    | 22'     | 22' max. |

*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>
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<tr>
<th>Lot Size</th>
<th>Existing</th>
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<tbody>
<tr>
<td>Floor Area</td>
<td>189</td>
<td>629</td>
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<tr>
<td>Garage/Storage</td>
<td>180</td>
<td>180</td>
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<tr>
<td>Main Level</td>
<td>189</td>
<td>1500</td>
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<tr>
<td>Second-floor</td>
<td>189</td>
<td>1050</td>
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<tr>
<td>Total</td>
<td>1369</td>
<td>1953</td>
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<tr>
<td>Total Counted*</td>
<td>1189</td>
<td>1713</td>
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<tr>
<td>Floor Area Ratio*</td>
<td>34%</td>
<td>42.9%</td>
<td>55%</td>
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* 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  

Date

Signature of Applicant (if different)  

Date
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: 3-7-16

Print Name: ________________

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
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: 1043 Curtis St

<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
   - up to 4 Resource pts

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

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

10. Install High-Efficiency Irrigation Systems
    - 2 Resource pts
    - y=yes

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
   - 3 Energy pts
   - y=yes

3. Insulate Foundation/Slab before backfill

### 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)

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. Walls
   - 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
    - b. Sheathing
    - 1 Resource pt
    - y=yes
### 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

<table>
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<th>IAQ/Health</th>
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<tr>
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</table>

### 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 Toilet 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

<table>
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</table>

### 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)

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<tr>
<td>Up to 4 Energy pts.</td>
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### 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

<table>
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<tr>
<th>INPUT</th>
<th>Resources</th>
<th>Energy</th>
<th>IAQ/Health</th>
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<tbody>
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<td></td>
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</table>

### 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

<table>
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<th>Resources</th>
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<th>IAQ/Health</th>
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<td>4 Resource pts</td>
<td>y=yes</td>
</tr>
</tbody>
</table>
### 1. Windows
1. Install Energy-Efficient Windows
   - a. Double-Paned
   - b. Low-Emissivity (Low-E)
   - c. Low-Cond Conductivity Frames
2. Install Low Heat Transmission Glazing

### J. Heating Ventilation and Air Conditioning
1. Use Duct Mastic on All Duct Joints
2. Install Ductwork within Conditioned Space
3. Vent Range Hood to the Outside
4. Clean all Ducts Before Occupancy
5. Install Solar Attic Fan
6. Install Attic Ventilation Systems
7. Install Whole House Fan
8. Install Sealed Combustion Units
   - a. Furnaces
   - b. Water Heaters
9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps
10. Install 13 SEER11 EER or higher AC with a TXV
11. Install AC with Non-HCFC Refrigerants
12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace
13. Retrofit Wood Burning Fireplaces
   - a. Install EPA certified wood stoves/inserts
   - b. Install/Replace Dampers
   - c. Install Airtight Doors
14. Install Zoned, Hydronic Radiant Heating
15. Install High Efficiency Filter
16. Install Heat Recovery Ventilation Unit (HRV)
17. Install Separate Garage Exhaust Fan

### K. Renewable Energy and Roofing
1. Pre-Plumb for Solar Water Heating
2. Install Solar Water Heating System
3. Pre-Wire for Future Photovoltaic (PV) Installation
4. Install Photovoltaic (PV) System
   (1.2 kw = 6 points, 2.4 kw = 12 points, 3.6 kw = 18 points)
5. Select Safe and Durable Roofing Materials
6. Install Radiant Barrier

### L. Natural Heating and Cooling
1. Incorporate Passive Solar Heating
2. Install Overhangs or Awnings over South Facing Windows
3. Plant Deciduous Trees on the West and South Sides
**M. Indoor Air Quality and Finishes**

1. Use Low/No-VOC Paint
2. Use Low VOC, Water-Based Wood Finishes
3. Use Low/No VOC Adhesives
4. Use Salvaged Materials for Interior Finishes
5. Use Engineered Sheet Goods with no added Urea Formaldehyde
6. Use Exterior Grade Plywood for Interior Uses
7. Seal all Exposed Particleboard or MDF
8. Use FSC Certified Materials for Interior Finish
9. Use Finger-Jointed or Recycled-Content Trim
10. Install Whole House Vacuum System

**N. Flooring**

1. Select FSC Certified Wood Flooring
2. Use Rapidly Renewable Flooring Materials
3. Use Recycled Content Ceramic Tiles
4. Install Natural Linoleum in Place of Vinyl
5. Use Exposed Concrete as Finished Floor
6. Install Recycled Content Carpet with Low VOCs

**O. City of Albany Incentives**

1. Additions less than 50% increase in floor area
2. Additions less than 200 sq. ft. or resulting in less than 1,500 sq. ft.
3. Seismic upgrade of existing building
4. For having a hybrid or zero emissions vehicle
5. For having no automobile
6. Plant more than one street tree when feasible
7. Earthquake kit

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<table>
<thead>
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<th>INPUT</th>
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