RESOLUTION NO. 2016-47

A RESOLUTION OF THE ALBANY CITY COUNCIL
ADOPTING FINDINGS FOR APPROVAL FOR A SECOND STORY
ADDITION AND PARKING EXCEPTION AT 939 EVELYN AVE. AND
UPHOLDING THE DECISION OF THE PLANNING AND ZONING
COMMISSION APPROVING DESIGN REVIEW & PARKING EXCEPTION
(PA 15-057)

WHEREAS, On December 6, 2004, the City Council of the City of Albany
adopted Ordinance #04-09 establishing Chapter XX “Planning and Zoning” of the
Albany Municipal Code; and

WHEREAS, Chapter XX established development standards and review
procedures for new single family home construction; and

WHEREAS, the City Council adopted Residential Design Guidelines for
residential additions and new homes in the City of Albany on April 9, 2009 which
provide specific design elements that encourage thoughtful development, interaction
between neighbors and a sense of community in an urban environment; and

WHEREAS, the applicant filed an initial Planning Application for Design
Review, Conditional Use Permit, and a Parking Exception on July 22, 2015; and

WHEREAS, Jerri Holan Architects submitted a revised application for
Design Review and a Parking Exception for a second story addition on February 26,
2016 and eliminated the request for a Conditional Use Permit; and

WHEREAS, the property at 939 Evelyn Ave. contains an existing single-
family residential home with accessory structure located in the “R-1” (Residential
Single Family) zoning district; and
WHEREAS, the Planning & Zoning Commission reviewed and approved Design Review and a Parking Exception for 939 Evelyn Ave. at its March 23, 2016 hearing; and

WHEREAS, Sarah Woodard and Charles Keene filed an appeal of the Planning & Zoning Commission decision on April 6, 2016; and

WHEREAS, the appeal cites significant and material effects on the quality of life within Albany, an error or abuse of discretion by the Planning & Zoning Commission, standard or review criteria was incorrectly applied, and the decision creates and inconsistency with the Albany General Plan and the Albany Municipal Code.; and

WHEREAS, the appeal hearing date was established pursuant to Section 20.100.080 (E) (1) which requires that a hearing date be set within 30 days of the initial filing and that the hearing be held within 60 days of the original date of approval when feasible and was scheduled for review on June 20, 2016 with the applicant’s consent; and

WHEREAS, Planning and Zoning Code Section 20.100.080.F establishes the following standards for review of appeals:

When reviewing any decision of the Planning and Zoning Commission on appeal, the City Council shall use the same standards for decision making and is required to make findings in accordance with the Municipal Code. The Council may adopt the Planning and Zoning Commission’s decision and findings as its own. In either case, the City Council shall have the option to prepare a resolution stating the council’s decision or shall render its decision by minute action.
WHEREAS, on June 20, 2016 the City Council held a public hearing, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request;

WHEREAS, a public hearing notice was mailed to property owners within 300 ft. of the subject site and was posted in three public places on Friday June 10, 2016 for the City Council appeal pursuant to Government Code Section 65090; and

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Albany approves application request PA 15-057 and upholds the decision of the Planning & Zoning Commission:

1. FINDINGS FOR EXEMPTION FROM CEQA

Finding: The project is Categorically Exempt from the California Environmental Quality Act Guidelines pursuant to Section 15303 “New Construction or Conversion of Small Structures”.

Evidence: The proposed application would result in construction of an addition to a single-family residence in an R-1 Zoning District.

2. FINDINGS FOR APPROVAL OF DESIGN REVIEW

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

1. Finding Required for Approval: 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.
Evidence: The General Plan designates this area for residential development. Additionally, the project meets City zoning standards for location, intensity, and type of development.

2. Finding Required for Approval: 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.”

Evidence: 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 project will not require significant grading or excavation. The project will not create a visual detriment at the site or the neighborhood.

Finding Required for Approval: Approval of the project is in the interest of public health, safety and general welfare.

Evidence: 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.

3. Finding Required for Approval: The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.
Evidence: The project as designed is in substantial compliance with the standards as stated, including harmonious materials, and well proportioned massing.

3. FINDINGS OF APPROVAL FOR PARKING EXCEPTION

Findings for Parking Exceptions (Per Section 20.28.040 (5) of the AMC)

5. Parking in Required Yards. The City recognizes the existence of residential properties whose historical development did not allow for present day parking requirements. The City encourages off-street parking to be located in the rear yard or side yard. In some cases the Planning and Zoning Commission, after due consideration, may find that permitting required parking in a front yard would be more in the public interest than would a reduction in the off-street parking requirement. The Planning and Zoning Commission may approve front yard parking upon making at least the following findings as appropriate to the yard area in question:

Findings:

a. Parking within a main building, a garage, carport or other structure or in the rear or side yard is not feasible or will be disruptive to landmark trees or will severely restrict private outdoor living space on the site.

Finding: The existing garage is non-conforming with respect to size and is proposed to be demolished.

b. The area proposed for parking in the front yard will not exceed seven (7) feet six (6) inches in width, and twenty (20) feet in length.
Finding: The proposed parking space will measure 7'6” w x 16’ l.

c. The parking space is designed so that no part of any vehicle will extend beyond the property line into the public right-of-way or will come within one (1) foot of the back of the sidewalk, nor permit a parked vehicle to constitute a visual obstruction exceeding three (3) feet in height within twenty-five (25) feet of the intersection of any two (2) street lines. The Planning and Zoning Commission shall not approve a front yard parking space unless a finding is made that visual obstructions are not a significant safety hazard.

Finding: There aren’t any visual obstructions associated with the front yard setback parking space.

d. Any required off-street parking spaces which are permitted in front yard areas are so located as to minimize aesthetic and noise intrusion upon any adjacent property.

Finding: The front yard will have extensive landscaping and the parking space will be minimized by the landscaping.

20.28.050 Parking Area Standards.

A. Dimensional Standards

1. Single-Family Residential Uses:

   d. Open or Covered Parking (Pre-1978). Where warranted by spatial limitations related to construction approved prior to the enactment of Measure D in November 1978, the Planning and Zoning
Commission may permit an open or covered parking space measuring no less than seven (7) feet six (6) inches wide, by sixteen (16) feet long, to meet off-street parking requirements. The Commission may permit a minimum width dimension for a double-car open or covered parking space to be fourteen (14) feet. All minimum width dimensions shall be increased by one (1) foot of width adjacent to each wall, fence, property line or other fixed obstruction that restricts access abutting the long dimension of the parking space.

Finding: The existing driveway space measures 7’6”w x 16’l.

PASSED AND ADOPTED by the City Council of the City of Albany on the 20th day of June, 2016.

AYES: Council Members:  Barnes, McGuaid, Mason, Pitch

NOES:

ABSENT:

ABSTAIN:

PETER MAASS, MAYOR
EXHIBIT A
CONDITIONS OF APPROVAL
PLANNING APPLICATION 15-057
AS APPROVED BY THE PLANNING & ZONING COMMISSION

Special Project Conditions

Special 1- The applicant shall install opaque glass on the windows on the southeast corner, second floor; (Per Planning & Zoning Commission review 3/23/16)

Special 2- The architect shall make an effort to reduce the height of the dormer by a couple of inches subject to approval by staff; (Per Planning & Zoning Commission review 3/23/16)

Special 3- The Floor Area Ratio (FAR) shall be verified by a third party as offered by the project architect; (Per Planning & Zoning Commission review 3/23/16)

Special 4- The pavers to be installed in the driveway shall be vehicle rated. (Per Planning & Zoning Commission review 3/23/16)

Special 5- Staff shall work with the applicant to include obscured glass on the north elevation dormer to prevent a direct line of site into the neighboring north property. (Per City Council 6/20/16)

Special 6- A supplemental exhibit shall be submitted at the time of building permit submittal verifying the floor area ratio calculations for compliance with the Albany Municipal Code. The exhibit shall be reviewed by a third party for compliance. (Per City Council 6/20/16)

General Project Conditions

Gen-1 Project Approval. This Design Review and Parking Exception approval is for 939 Evelyn, as substantially shown and described on
the project plans, except as may be modified by conditions herein.
Plans prepared by Jerri Holan date received February 26, 2016, as
presented to the Planning and Zoning Commission on March 23, 2016
and the Albany City Council on June 20, 2016. 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.

**Project Approval Expiration.** This Design Review and Parking
Exception approval expires on June 20, 2017 (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 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.

**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.

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.

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.

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.

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.

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.

**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 Archaeology and/or the Society of Professional Archaeology, 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.

**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.

**Hold Harmless Agreement.** Pursuant to Albany Municipal Code Section 20.100.010 (N), 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. The City
will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.

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.

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.

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

Material Samples. Descriptions or 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.

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.

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

LGH-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.

LGH-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

LNDSC-1 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. n/a.
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.

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.

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.
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

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.

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.

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.

**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.

**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**

**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 battery back-up is acceptable with a fire suppression system.
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.

Gallons-per-Minute Requirement. The water system for fire protection shall comply with City of Albany Fire Department standards. 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.

Distance From Fire Hydrant. Before building permit issuance the distance from existing fire hydrants to the building shall be verified and if necessary, a new hydrant shall be shown on the plans and installed prior to combustible construction.

Structural Control Measures

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.

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. Washwater 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.

**BMP-2A** **Private Streets, Utilities and Common Areas.** The owner of private streets and storm drains shall prepare and implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

**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 approval 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 that 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.
RESOLUTION NO. 2016-47

PASSED AND APPROVED BY THE COUNCIL OF THE CITY OF ALBANY,
the 20th day of June, 2016, by the following votes:

AYES: Council Members Barnes, McQuaid, Nason, Pilch and Mayor Maass

NOES: none

ABSENT: none

ABSTAINED: none

RECUSED: none


Eileen Harrington
DEPUTY CITY CLERK