

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

Agenda date: February 23, 2010  
Prepared by: JB

**ITEM/**        **6c**

**SUBJECT:**    **Planning Application 10-007. Design Review.**

The applicant is requesting Design Review approval to allow a second 1,099 square foot unit. The maximum height of the home will be approximately 26 feet in height. The home will maintain the ranch-style design, with horizontal wood siding and hipped roof. Off-street parking will be provided in the rear yard of the property with a driveway running along the east side of the property.

**SITE:**         **710 Solano**

**APPLICANT/  
OWNER:**

**Bill Wong for Betty Chan**

**ZONING:**     **R-3 (Residential High Density)**

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**STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission review the proposed project, provide direction to staff and the applicant, and continue action on the application to a future meeting.

**BACKGROUND/PROJECT DESCRIPTION**

The subject property is a 5,000 sq. ft. lot with a 1,099 sq. ft., single-family home. The applicant is requesting Design Review approval to allow a second 1,099 square foot unit. The maximum height of the home will be approximately 26 feet in height. The home will maintain the ranch-style design, with horizontal wood siding and hipped roof. Off-street parking will be provided in the rear yard of the property with a driveway running along the east side of the property.

**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**

The proposed project involves the conversion of an existing single-family residence into a two-unit property. The proposed two-unit project is a permitted use in an R-3 district and the proposed project meets all of the applicable site regulations. Staff believes that the creation of

the second unit is appropriate for an R-3 district and notes that a higher density project is allowed under existing zoning.

### *Design Review*

The existing home is a single-story ranch style home with hipped roofs. The proposal would involve removing a portion of the east side of the existing home in order to create room for a driveway that leads to four off-street parking spaces in the rear of the property.

The proposal is to attach the second unit behind the existing unit. The addition would be two stories, maintaining the existing hipped roof. The two-car garage and entrance to the second unit would face the driveway and side yard.

Staff suggests the Commission discuss several of the design elements of the project and provide direction to the applicant. Potential areas of discussion include:

- Enhancing the appearance of the side (east) elevation of the existing unit with windows and landscaping;
- Construct separate garage doors for the two-car garage for the second unit;
- Using similar materials and details in the area around the front door of each unit;
- Consider the addition of decorative paving or landscaping to strengthen the connection from the street to the entrance of the second unit
- Consider whether or not a change in building materials or details between the units would create more identity and interest.

In addition to design considerations, the Commission should provide direction on additional submittal information required. Staff has already noted to the applicant that existing site plan and elevation drawings are required. In addition, staff has noted that the landscaping shown on the plans is turf, which may not be consistent with green building checklist that was submitted with the application.

### *Parking*

The proposed project fully complies with the City's off street parking requirements. The first unit will be served by two open spaces in the southeast corner of the property. The second unit will be served by a two-car garage.

### **Attachments:**

1. Analysis of Zoning Requirements
2. Findings and Conditions of Approval
3. Project Application & Plans

**ATTACHMENT 1 - ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS**

20.12 Zoning Districts and Permitted Uses

General Plan: Low Density Residential  
 Zoning: R-3 - Residential High Density

20.16 Land Use Classifications

Existing: Single family dwelling  
 Proposed: Two family dwelling

Surrounding Property Use: North - SFR, South - SFR, East - MRF, West - SFR

20.20.080 Secondary Residential Units.  
 Not applicable.

20.24.020 Table of Site Regulations by District.

	Existing (approx.)	Proposed (approx.)	Requirement
<b>Setbacks</b>			
Front (north)	15'	No change	15'
Side (west)	4'	5'	5'
Side (east)	4'	16'	5'
Rear (west)	58'	20' 0"	15'
<b>Area</b>			
Lot Size	5,000	No change	--
Lot Coverage	21%	44%	50%
Maximum Height	14'	25'	35' max. plus daylight plane

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 Existing Unit	Proposed Second Unit	Proposed Total	Requirement
Lot Size	5,000	No change			--
Floor Area					
Garage	295	0	403	403	
First-floor	778	778	696	1474	--
Second-floor	-	-	1099	1099	
Total	1,073	778	2,198	2976	-
Total Counted	1,073	778	2198	2976	--
Floor Area Ratio	21%			59.5%	1.50

\* Exemptions for garage and stairwells apply only to single family residential projects per Planning and Zoning Code Section 20.24.050.

20.24.060 Setback Areas, Encroachments.

Not applicable.

20.24.100 Distances between Structures.

Not applicable.

20.24.110 Fences, Landscaping, Screening.

Not applicable.

20.24.130 Accessory Buildings.

Not applicable.

20.28 Off-Street Parking Requirement.

See discussion.

20.40 Housing Provisions

Not applicable.

20.44 Non-conforming Uses, Structures and Lot

Not applicable.

20.48 Removal of Trees

Not applicable.

20.52 Flood Damage Prevention Regulations

Not applicable.

20.100.030 Use Permits.

Not applicable.

20.100.040 Variances.

Not applicable.

20.100.010 Common Permit Procedures.

Public notice of this application was mailed on February 12, 2010, 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.

Planning Application #: 10-007

Date Received: 2/5/10

Fee Paid: \$1,789.00

Receipt #: 6979



# City of Albany



## PLANNING APPLICATION FORM FOR DESIGN REVIEW AND CONDITIONAL USE PERMITS FOR RESIDENTIAL PROJECTS

For <b>PLANNING &amp; ZONING COMMISSION</b> action:	
<input checked="" type="checkbox"/> Design Review - residential additions or exterior modifications.	\$560* / Admin. \$400*
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout	\$620*
<input type="checkbox"/> Conditional Use Permit - Non-Conforming Wall(s)	\$1110

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

The City of Albany Municipal Code has certain requirements for approving Design Review of additions to Single Family Residences. Please complete the following application to initiate the process. Please be aware that staff may have additional questions for you based on your responses. You should anticipate that planning staff and/or Planning and Zoning Commissioners will visit your site prior to your Planning and Zoning Commission meeting.

Job Site Address: <u>710 Solano Ave</u>		Zone: R1 R2 <u>R3</u> R4
Property Owner(s) Name: <u>Betty Chan</u>		Other overlays:
Phone: <u>507 6270</u>	Fax:	Email:
Mailing Address: <u>Solano Ave</u>	City: <u>Albany</u>	State/Zip:
Applicant(s) Name (contact person): <u>Bill Wong</u>	Phone: <u>717-2828</u>	Email: <u>wbwong98@yahoo.com</u>
Mailing Address: <u>912 9th St #506</u>	City: <u>Albany</u>	State/Zip: <u>CA 94607</u>

### GENERAL INFORMATION (Please fill out this Chart - existing & proposed.)

	Existing	Proposed
How big is your lot? Express in square feet.	5000	
What is the floor area of: your existing residence (see additional handout on how to measure this)	1099	
any detached buildings - garage, sheds, etc.	200	903
How many square feet is your addition?	N/A	2198
What is the Floor Area Ratio (FAR) <sup>1</sup> (see additional handout on how to measure this)		57
What is your lot coverage? <sup>2</sup>		44%
What is the amount of impervious surface on the lot?		2859
What is the maximum height of your residence?		26
How many dwelling units are on your site?		2
How many parking spaces do you have in a garage? <sup>3</sup>		4
What are the interior dimensions of your garage?		19x21
What is the narrowest width of your driveway?		11



PROJECT ADDRESS: 710 Solano Ave

Setbacks:			
Front yard: What is the minimum distance between the front wall of your house and the front property line?		19	19
Side yards: What is the shortest distance between a side wall of your house and a side property line?		5	5
Rear yards: What is the minimum distance between the rear wall of your house and the rear property line?		15	15
Hillside District only: What is the slope of your lot?			

**Notes:**

1. Floor Area Ratio (FAR) applies to single family residential development in all zones. It is defined as the ratio between the gross floor area of a building(s) on a lot compared to gross square feet of lot (see FAR Standard).
2. Lot Coverage is defined as the land area covered by all structures except uncovered decks, porches, landings, balconies or stairways that are less than 6 feet above grade as well as eaves, trellises and awning structures that do not have solid roofs.
3. The Albany Municipal Code requires that every residential unit must have 2 off-street parking spaces. Some exceptions may apply in your situation. See the parking section of the Zoning Ordinance for a complete list of possible exceptions.

(Please use additional sheets to explain any of your responses to the following).

1. Will the construction of the addition require the removal of any mature trees? No  
If yes, please describe: \_\_\_\_\_
2. Are the architectural materials and colors of the proposed addition consistent with the existing building? Yes, match (S)  
If yes, please describe how: \_\_\_\_\_
3. Is the proposed addition sensitive to the size or mass of the surrounding properties? Yes  
If yes, please describe how: Similar to some buildings in area
4. If you have no garage, where do you park vehicles? Have garage & driveway

**Story Poles** - For new residential construction and exterior alterations that increase the height, an applicant is required to erect at least two "story poles", a temporary construction for the purpose of visually displaying the outer limits, including the height, of the proposed structural alterations. These poles shall be erected at least ten (10) days prior to the design review meeting, and shall be maintained in place through the date of the meeting.

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

Betsy Chen  
Signature of Property Owner      Date

[Signature]  
Signature of Applicant (if different)      Date

Community Development Department staff is available 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 at 979 San Pablo Avenue, 3rd Floor, Albany, CA 94706 (415) 533-5700.



# City of Albany

## Green Building Program Rating System for Remodeling Projects Supplemental Application Form

Project Address: 710 Solano Av  
 Checklist Prepared By: Bill Wang  
 Date Prepared: 7/5/07

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

up to 4 Resource pts	<input checked="" type="checkbox"/> y=yes	2	2		
4 Resource pts	<input checked="" type="checkbox"/> y=yes	4	4		
4 Resource pts	<input type="checkbox"/> y=no	4	4		
2 Resource pts	<input checked="" type="checkbox"/> y=yes	2	2		
1 Resource pts	<input checked="" type="checkbox"/> y=yes	1	1		
2 Resource pts	<input checked="" type="checkbox"/> y=yes	2	2		
1 Resource pts	<input checked="" type="checkbox"/> y=yes	2	2		
1 Resource pts	<input checked="" type="checkbox"/> y=yes	4	4		
2 Resource pts	<input checked="" type="checkbox"/> y=yes	2	2		
1 Resource pts	<input checked="" type="checkbox"/> y=yes	2	2		
1 Resource pts	<input checked="" type="checkbox"/> y=yes	2	2		

**B. Foundation**

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

up to 5 Resource pts	<input checked="" type="checkbox"/> y=yes	5	5		
2 Resource pts	<input checked="" type="checkbox"/> y=yes	2	2		
3 Energy pts	<input checked="" type="checkbox"/> y=yes	3	3		

**C. Structural Frame**

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

3 Resource pts	<input checked="" type="checkbox"/> y=yes	3	3		
up to 10 Resource pts	<input checked="" type="checkbox"/> y=yes	10	10		
2 Resource pts	<input checked="" type="checkbox"/> y=yes	2	2		
2 Resource pts	<input checked="" type="checkbox"/> y=yes	2	2		
2 Energy pts	<input type="checkbox"/> y=no				
2 Resource pts	<input type="checkbox"/> y=no				
2 Resource pts	<input type="checkbox"/> y=no				
2 Resource pts	<input checked="" type="checkbox"/> y=yes	2	2		
1 Resource pts	<input checked="" type="checkbox"/> y=yes	2	2		
1 Energy pts	<input checked="" type="checkbox"/> y=yes	3	3		3
1 Energy pts	<input checked="" type="checkbox"/> y=yes	3	3		3
3 Energy pts	<input checked="" type="checkbox"/> y=yes	3	3		3
4 Resource pts	<input checked="" type="checkbox"/> y=yes				3



12. Use OSB

- a. Subfloors
- b. Sheathing

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

1			
2			

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 Resource pt y=yes

1			
1			

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. Retrofit 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

1 Energy pt y=yes  
 2 Energy pts y=yes  
 Up to 2 Resource pts.  
 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

5			
2		2	
2			

F. Electrical

1. Install Compact Fluorescent Light Bulbs (CFLs) (8 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 3 points)
4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points)

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

4		4	

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

1			1
1			1

H. Insulation

1. Upgrade Insulation to Exceed TRB 24 Requirements
  - a. Walls
  - b. Ceilings
2. Install Floor Insulation over Craw Space
3. Install Recycled Content Fiberglass Insulation with No Added Formaldehyde

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

2			
2			
4			
		2	

**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

5 Energy pts	y=yes			
3 Energy pts	y=yes			
3 Energy pts	y=yes			

**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

1 IAQ/Health pts	y=yes			
*2 IAQ/Health pts	y=yes			
3 IAQ/Health pts	y=yes			
3 Resource pts	y=yes			
6 IAQ/Health pts	y=yes			
1 IAQ/Health pts	<input checked="" type="radio"/> y=yes	1		1
4 IAQ/Health pts	<input checked="" type="radio"/> y=yes	4		4
4 Resource pts	y=yes			
1 Resource pts	<input checked="" type="radio"/> y=yes	1		
1 IAQ/Health pts	y=yes			

**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

8 Resource pts	y=yes			
4 Resource pts	<input checked="" type="radio"/> y=yes	4	4	
4 Resource pts	y=yes			
5 IAQ/Health pts	y=yes			
4 Resource pts	y=yes			
4 Resource pts	<input checked="" type="radio"/> y=yes	4	4	

**O. City of Albany Incentives**

- 1. Additions less than 50% increase in floor area
- 2. Additions less than 200sq.ft. or resulting in less than 1,500sq.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
- 8. \*20% over Title 24 is Mandatory\*

20 Resource pts	y=yes			
10 Resource pts	y=yes			
15 Resource pts	<input checked="" type="radio"/> y=yes	15	15	
2 IAQ/Health pts	y=yes			
5 Resource pts	y=yes			
2 IAQ/Health pts	<input checked="" type="radio"/> y=yes	2		2
2 IAQ/Health pts	<input checked="" type="radio"/> y=yes	2		2

Total ~~81~~ 24 10



5. Use Cellulose Insulation	2 Energy pts	y=yes			
a. Walls	4 Resource pts	y=yes			
b. Ceilings	4 Resource pts	y=yes			
6. Alternative Insulation Products (Cotton, spray-foam)					
a. Walls	4 Resource pts	y=yes			
b. Ceilings	4 Resource pts	y=yes			
<b>I. Windows</b>					
1. Install Energy Efficient Windows					
a. Double-Paneled	1 Energy pt	y=yes	1		1
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes	2		2
c. Low-Conductivity Frames	2 Energy pts	y=yes			
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes			1
<b>II. Mechanical Systems</b>					
1. Seal Air Leaks at Duct Joints	2 Energy pts	y=yes			
2. Seal Ductwork when Unoccupied Space	3 Energy pts	y=yes	3		3
3. Seal Return Registers	1 IAQ/Health pt	y=yes			
4. Cap Unused Registers	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 Central Comforter Units					
a. Furnaces	3 IAQ/Health pts	y=yes			
b. Water Heaters	3 IAQ/Health pts	y=yes			
9. Replace Hot Water Heaters and Gas Heaters with Energy Efficient Heat Pumps	3 Energy pts	y=yes			
10. Replace Furnaces with EER's higher than 80% AFUE	3 Energy pts	y=yes			
11. Install Air Conditioners with 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 Damper	1 Energy pt	y=yes			
c. Install Airflow Doors	1 Energy pt	y=yes			
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			
<b>III. Renewable Energy and Heating</b>					
1. Pre-Plan 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	Up to 18 Energy pts				
(1.2 kW = 3 points, 2.4 kW = 12 points, 3.6 kW = 18 points)					
5. Seal Gaps and Bursts in Piping Materials	1 Resource pt	y=yes			
7. Install Radiant Barriers	3 Energy pts	y=yes			