

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

Agenda date: October 12, 2010

Prepared by: JB

ITEM/ **6b**
SUBJECT: **Planning Application 10-050. Design Review. Parking Exception. Study Session** on a request to demolish the existing home and construct a new 1,834 square foot residence. The proposed addition will be 25 feet in height and feature cross-gable roof and be finished with shingles and horizontal siding..

SITE: **722 Key Route**

**APPLICANT/
OWNER:** **Dennis Fox for William and Kimberly Hale**

ZONING: **R-1 (Residential Single Family)**

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take testimony from the public, discuss the proposed project, and provide direction to the applicant on appropriate revisions.

BACKGROUND/DISCUSSION

The subject property is a 5,000 square foot lot with an existing 1,398 sq. ft. split-level single-family home. The applicant is requesting Design Review approval to demolish the existing home and construct a new 1,834 square foot residence. The proposed addition will be 25 feet in height, feature cross-gable roof, and be finished with shingles and horizontal siding. One off-street parking space is proposed to be provided in a garage and a second off-street parking space is proposed to be provided in the front yard setback area.

In 2008 and 2009, the property was the subject of Police Department and Community Development Department code enforcement efforts. Ultimately, the Alameda County Sherriff's Department took possession of the property and sold it to the current owners.

Site Constraints

One of the unique considerations of this property is the existence of a 4-foot by 5-foot storm drain running east to west on the north edge of the property (see Attachment 2). The City requires that all construction avoid having an impact on the structural integrity of the storm drain. If the home is constructed at the location proposed, special foundation design will be incorporated that in effect shifts the weight of the north side of the home away from the storm drain. It should be noted that there is no formal recorded easement on the property establishing standards for protection of the storm drain.

Front Yard Parking Exception

One of the applicant's key design objectives is to preserve the existing side and rear yard as much as possible. This is accomplished by keeping the footprint of the home in its current location. If the existing home were in better condition, remodeling and making an addition to the existing structure might have been proposed, in which case a front yard parking exception might be considered routine. In the case of new construction, however, front yard parking exceptions are unusual. Thus, Commission feedback is desired regarding the acceptability of making one of the following finding required by Planning and Zoning Code Section 20.28.040A.5 (Parking in Required Yards):

- 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.*
- 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.*
- 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.*
- 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.*

Design Review

The proposed addition will be 25 feet in height and feature cross-gable roof with standing seam metal roof and mix of shingles and horizontal siding. The preliminary design sketches are attached. From staff's perspective, the proposal is nicely proportioned and will result in an attractive home that will comply with the city's' design guidelines.

Other Site Regulations

The proposed home would result in an FAR of approximately 0.37, which is far less than the maximum of 0.55 allowed by the Code. The height of the home will be approximately 25 feet, which is less than the 28-foot maximum allowed height. In addition, all setback requirements would be met.

Attachments:

1. Application and Preliminary Plans
2. City storm drain and sewer map

Planning Application #: 10-050

Date Received: 9/10/10

Fee Paid: 2653.50

Receipt #: 66152



City of Albany



PLANNING APPLICATION FORM FOR DESIGN REVIEW AND CONDITIONAL USE PERMITS FOR SINGLE-FAMILY RESIDENTIAL PROJECTS

For PLANNING & ZONING COMMISSION action:	
<input checked="" type="checkbox"/> Design Review** - residential additions or exterior modifications.	\$1784* Admin. \$639*
<input checked="" type="checkbox"/> Parking Exceptions/Reductions** - see separate handout	\$Actual Cost/Min \$1784*
<input type="checkbox"/> Conditional Use Permit** - Non-Conforming Wall(s)	\$1784*

* When obtaining more than one planning approval, the full amount for the highest fee will apply and 1/2 fee will be charged for any other ones.
 ** General Plan Update Fee \$45 included in the fees above. This fee only need to be paid once for each separately submitted application

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>722 KEY ROUTE</u>		Zone: <u>R1</u> R2 R3 R4 Other overlays:
Property Owner(s) Name: <u>WILLIAM & KIMBERLY HALE</u>	Phone: <u>526-0694</u> Fax:	Email: <u>kimmuncal@comcast.net</u>
Mailing Address: <u>1837 CARLSON BLVD.</u>	City: <u>RICHMOND</u>	State/Zip: <u>CA</u>
Applicant(s) Name (contact person): <u>DENNIS FOX</u>	Phone: <u>235-3369</u> Fax:	Email: <u>dfox@foxdesigngroup.com</u>
Mailing Address: <u>116 WASHINGTON AVE. STBD</u>	City: <u>RICHMOND</u>	State/Zip: <u>CA 94801</u>

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

Item	Required	Existing	Proposed
How big is your lot? Express in square feet.	N/A	5,000	-
What is the floor area of: your existing residence (see additional handout on how to measure this)		1,398	1,834
any detached buildings—garage, sheds, etc.		ND	ND
How many square feet is your addition?	N/A	N/A	436
What is the Floor Area Ratio (FAR) ¹ (see additional handout on how to measure this)	55% maximum allowed	28%	37%
What is your lot coverage? ²	N/A	23.6%	23%
What is the amount of impervious surface on the lot?	N/A	1055	280
What is the maximum height of your residence?	28 ft. maximum	19'	25'
How many dwelling units are on your site?	1 (2 with special permit)	1	1
How many parking spaces do you have in a garage? ³	see note 3 below	1	1
What are the interior dimensions of your garage?	7'6" by 16'	10'x10'	10'x20'
What is the narrowest width of your driveway?	6.5' is the narrowest allowed	11'	11'

PROJECT ADDRESS: 722 KEY ROUTE

Item	Required	Existing	Proposed
Setbacks:			
Front yard: What is the minimum distance between the front wall of your house and the front property line?	15 feet minimum	15'	15'
Side yards: What is the shortest distance between a side wall of your house and a side property line?	10% of lot width; min. 3 ft; max. 5 ft. Corner lot 7 ft. 6 in	5'	5'
Rear Yards: What is the minimum distance between the rear wall of your house and the rear property line?	20 feet minimum	35'-8"	40'-6"
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 Handout).
- 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 similar 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 architecture, materials and colors of the proposed addition consistent with the existing dwelling?
NO, WE WILL DEVELOP A NEW COHESIVE STYLE FOR THE
If yes, please describe how: ENTIRE HOUSE
3. Is the proposed addition sensitive to the size or mass of the surrounding properties? YES
If yes, please describe how: 3 FT KNEE WALL @ 2ND FL REDUCES HT. ON NORTH WALL
4. If you have no garage, where do you park vehicles? _____

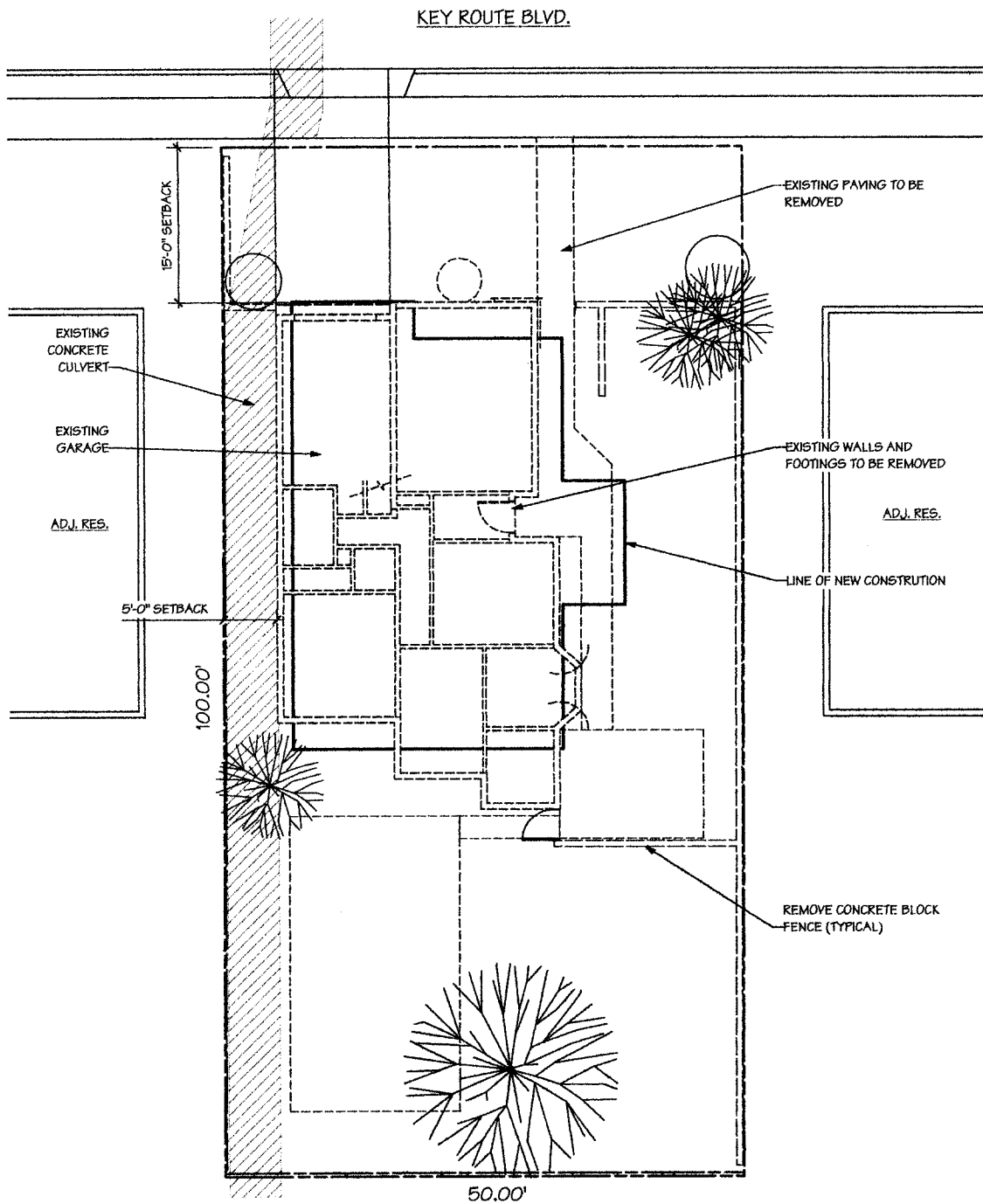
Story Poles - For new residential construction and exterior alterations that increase the height, an applicant is required to erect at least two "story poles", a temporary construction for the purpose of visually displaying the outer limits, including the height, of the proposed structural alterations. 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.

[Signature] 9/9/10
Signature of Property Owner Date

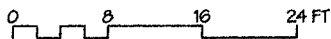
[Signature] 9/9/10
Signature of Applicant (if different) Date

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, 2nd Floor, Albany, CA 94706 (510) 528-5760.



1 EXISTING SITE PLAN

Scale: 1/8" = 1'-0"



HALE RESIDENCE
722 KEY ROUTE BLVD. ALBANY CA

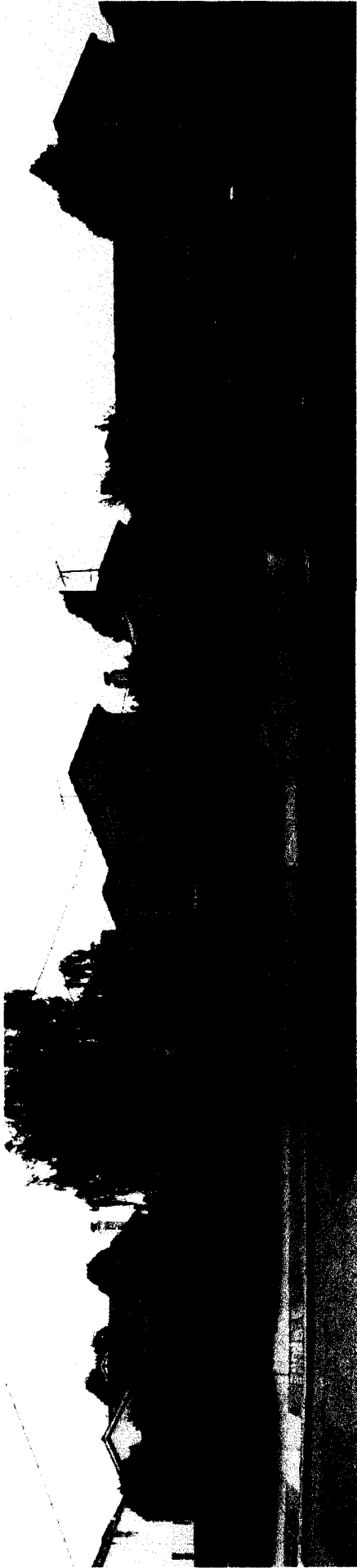


ARCHITECTS

CITY OF ALBANY

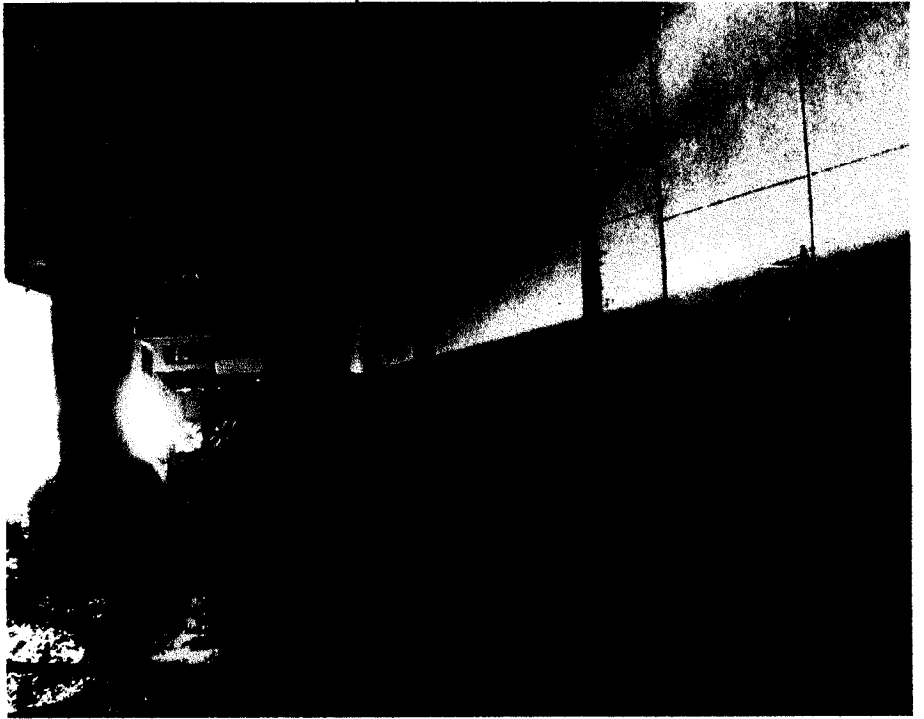
SEP 10 2010

COMMUNITY DEVELOPMENT
DEPARTMENT



722 KEY ROUTE

STREET VIEW



NOTE SIDEWALK SLOPE
AT STEPS

HALE RESIDENCE
722 KEY ROUTE BLVD. ALBANY, CA

SITE
SETTLEMENT

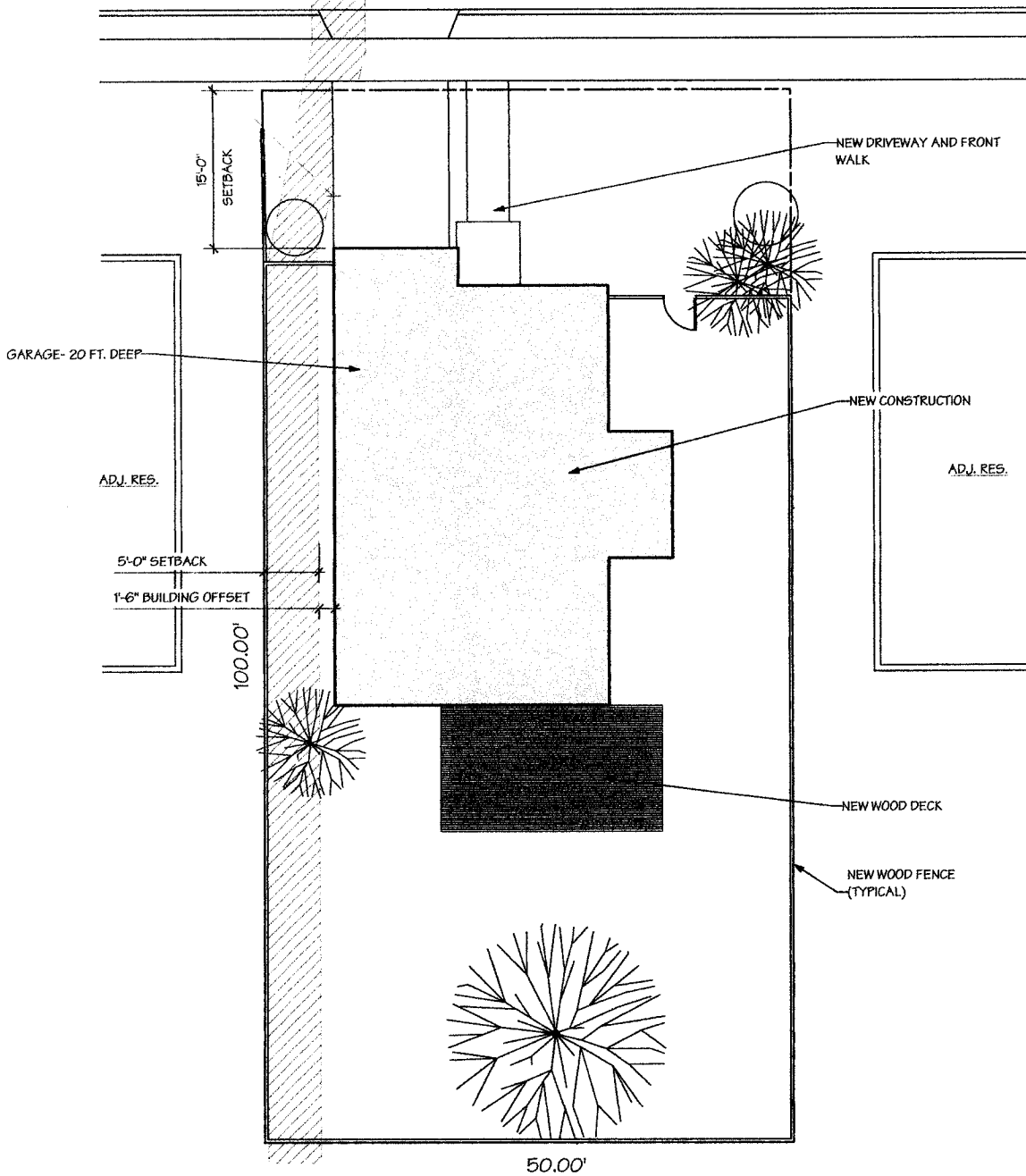


AVAILABLE ON STREET PARKING



HALE RESIDENCE
722 KEY ROUTE BLVD. ALBANY, CA

KEY ROUTE BLVD.

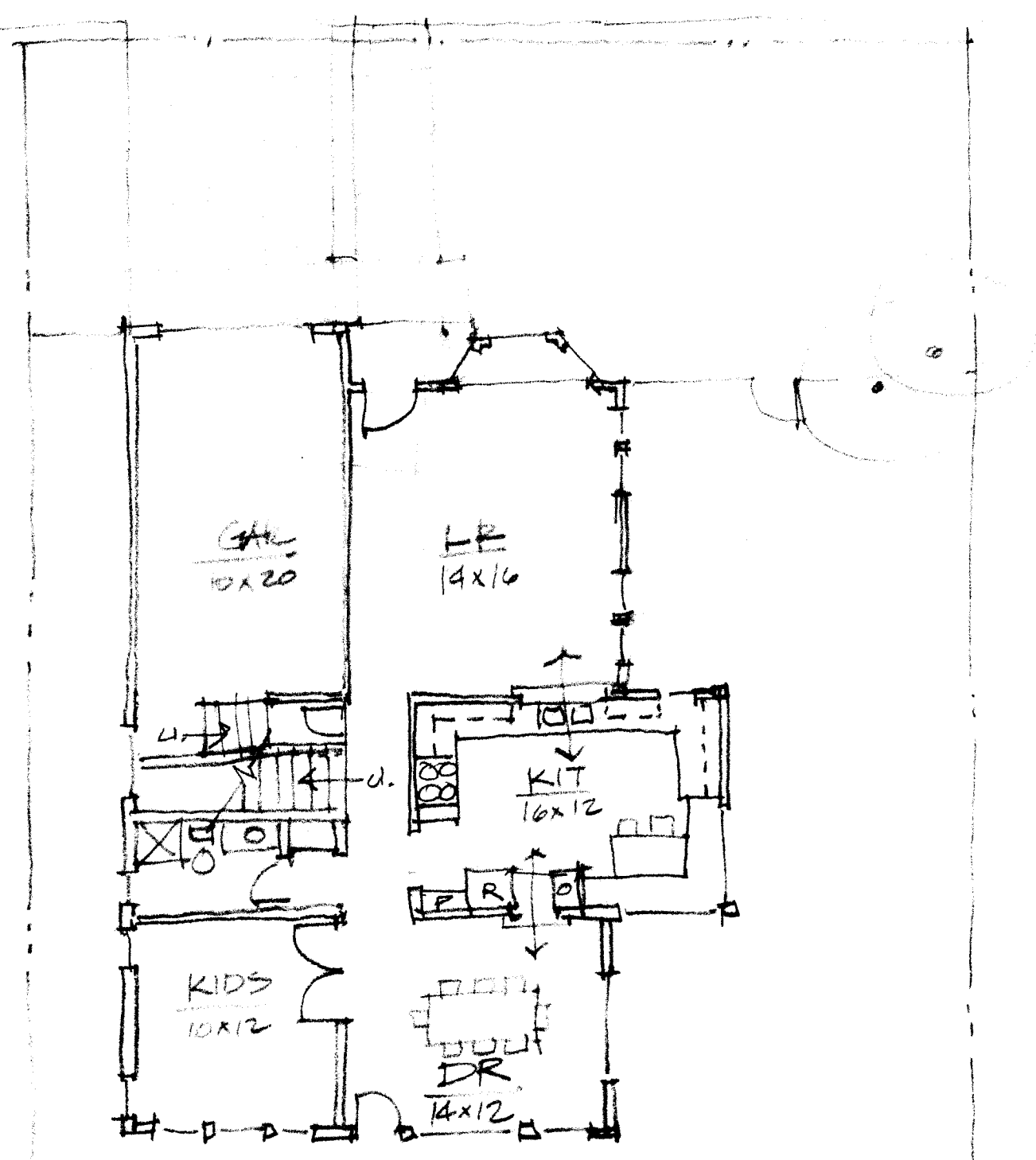


2 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"
0 8 16 24 FT
N

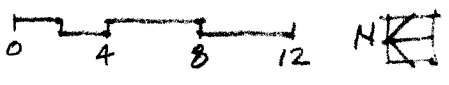
HALE RESIDENCE
722 KEY ROUTE BLVD. ALBANY CA



ARCHITECTS

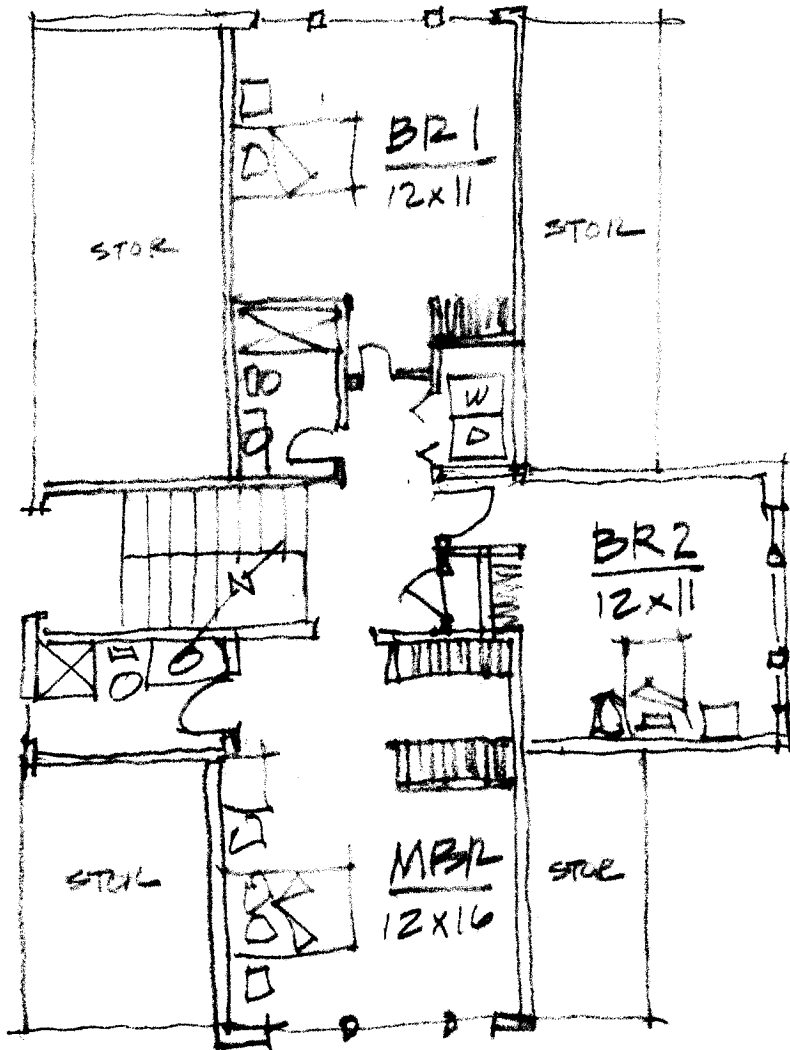


③ FIRST FL. PLAN 1178#
 SCALE 1/8" = 1'-0"



HALE RESIDENCE
 722 KEY ROUTE ALBANY

FOX
 DESIGN
 GROUP

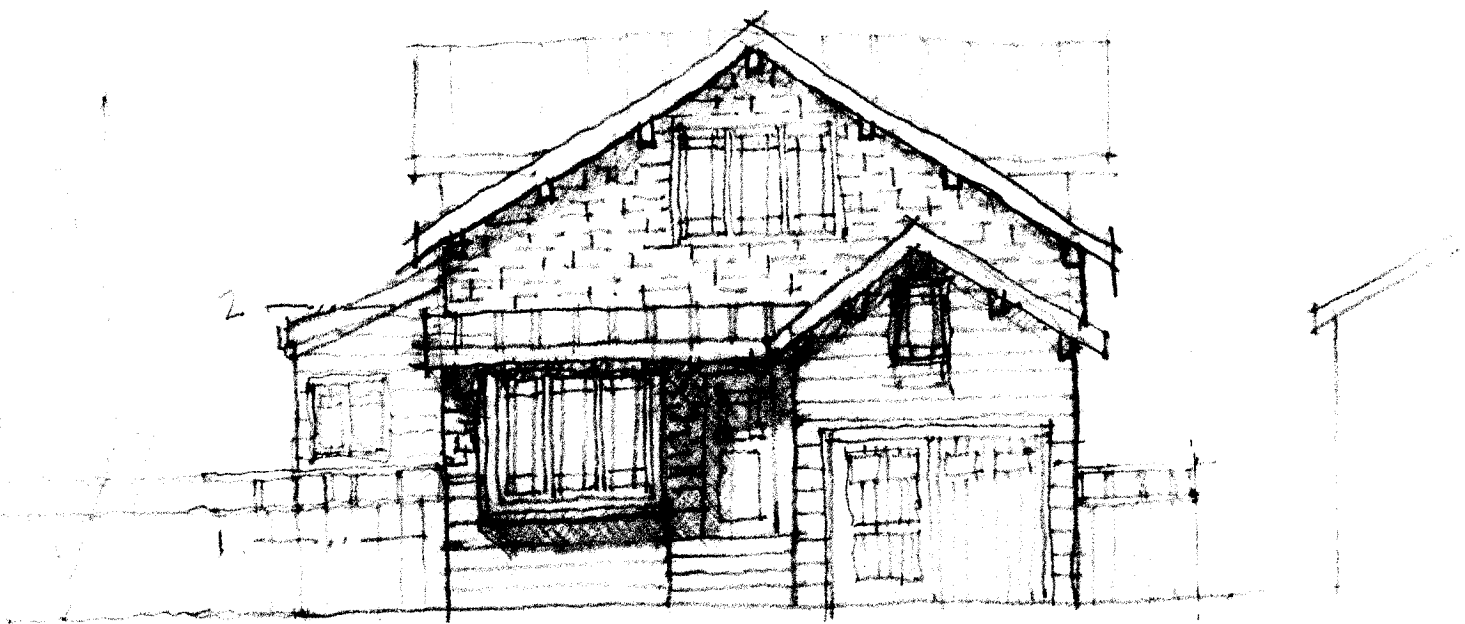


④ SECOND FL. PLAN 756#
 SCALE 1/8" = 1'-0"



HALE RESIDENCE
 722 KEY ROUTE, ALBANY

FOX
 DESIGN
 GROUP



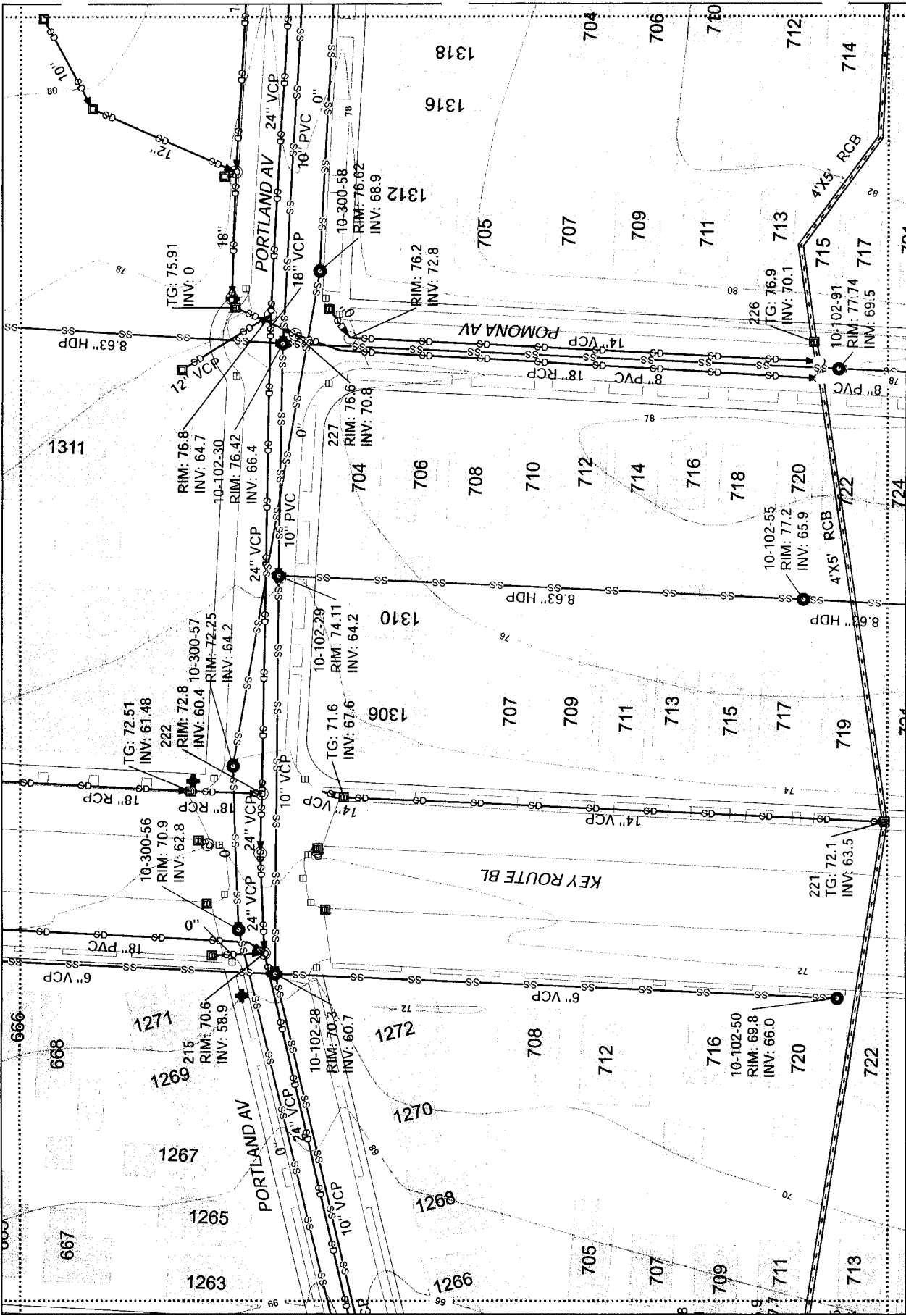
EAST ELEVATION
SCALE 1/8" = 1'-0" E.2A

SKETCHES
E



SOUTH ELEVATION
SCALE 1/8" = 1'-0" 9.8.10

HALE RESIDENCE
222 KEY ROUTE ALBANY



Date	By	Description	Appr.

Storm drain and sanitary sewer locations and elevations shown on these maps reflect a combination of field and data and are for or by reference only. The City of Albany and its Engineer assume no responsibility for the location and elevation indicated. Data required for connection to or extension of the city system shall be based on actual field survey. Coordinate information: Horizontal: NAD83 California State Plane Coordinate System, Zone III, US Feet Vertical: NAVD28, US Feet

K-12	L-13
K-13	L-13
K-14	L-13

