

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

Agenda date: January 11, 2011
Prepared by: JB

ITEM/ 6a

SUBJECT: **Planning Application 10-065. Design Review.**
The applicant is requesting Design Review approval to add 344 square feet to the second floor at the rear of the home.

SITE: 1614 Sonoma

**APPLICANT/
OWNER:** Lillian Mitchell for Dave Gilson & Lyssa Rome

ZONING: R-1 (Single-Family Residential)

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission provide direction to applicant and staff and continue action to a future meeting.

BACKGROUND/PROJECT DESCRIPTION

The subject property is a 5,500 square foot lot with an existing 2,408 sq. ft. two-story single-family home. The applicant is requesting Design Review approval to add 344 square feet to the second floor at the rear of the home. The proposed addition will match the existing home and feature cross-gable roof, and be finished with stucco to match the existing residence.

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 DESIGN ISSUES

The existing home is a two-story single family home with side-gabled roof with front and rear facing dormers. The lot slopes down from front to back and has two primary living plus a lower level with non-habitable storage.

The application proposes to expand the second level to the rear to accommodate a new bedroom. The addition is designed with a matching architectural style, and cross gable roof to

the rear. No changes would be made to the front of the home. The addition would stay within the footprint of the existing home.

The existing home legal non-conforming structure in that it exceeds the R-1 height limit of 28 feet, with a peak of 31 feet. The proposed addition would be lower than the peak of the existing roof, but due to the slope of the lot, the height of the addition above grade would be approximately 31 feet. The grade change from the front to the rear of the house is approximately 3.5 feet.

Planning and Zoning Code Section 20.24.080 (Attachment 3) allows exceptions to height limits in order to maintain a unified architectural character and when justified by change in topography. Due to the slope of the lot and the proposed location of the addition, views from the neighboring resident to the east would be impacted by the proposed addition. Attached is correspondence received from the neighboring resident expressing concern about the impacts of the proposal (Attachment 4).

In terms of design, staff believes that the proposal is an attractive addition that complies with the City's residential design guidelines. The addition is well integrated into the existing home and is well designed and proportioned.

Attachments:

1. Analysis of Zoning Requirements
2. Project Application & Plans
3. P&Z Code 20.24.080
4. Correspondence

ATTACHMENT 1 - ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS

20.12 Zoning Districts and Permitted Uses

General Plan: Low Density Residential
Zoning: R-1 - Single-Family Residential

20.16 Land Use Classifications

Single family residential

Surrounding North - SFR East - SFR
Property Use South - SFR West - SFR

20.20.080 Secondary Residential Units.

Not applicable.

20.24.020 Table of Site Regulations by District.

| | Existing (approx.) | Proposed Construction (approx.) | Requirement |
|----------------|-------------------------------|--|--------------------|
| Setbacks | | | |
| Front (north) | 25' | No change | 15' |
| Side (east) | 5' | No change | 5' |
| Side (west) | 14' | No change | 5' |
| Rear (south) | 35' | No change | 20'' |
| Area | | | |
| Lot Size | 5,500 | No change | -- |
| Lot Coverage | 27% | 36% | 50% |
| Maximum Height | 18' 4'' | 24' 4'' | 28' max. |

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 | Requirement |
|-------------------|-------------------------------|-----------------|--------------------|
| Lot Size | 5,500 | 5,500 | -- |
| Floor Area | | | |
| Garage/Storage | 297 | 297 | |
| Lower Level | Non habitable | Non habitable | -- |
| Main Level | 1,461 | 1,461 | |
| Second-floor | 947 | 1,291 | -- |
| Total | 2,705 | 3,049 | -- |
| Total Counted* | 2,485 | 2,829 | |
| Floor Area Ratio* | 0.45 | 0.51 | 0.55 |

* garage level exempted from FAR calculations due to height less than five feet above grade.

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.

Application in full compliance with City requirements.

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.

The public notice for this application was posted on December 30, 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 #: 10-065

Date Received 11/9/10
 Fee Paid: \$1,784
 Receipt #: 67021



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 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>1614 Sonoma Avenue</u> | | Zone: <u>R2</u> R3 R4 Other overlays. |
| Property Owner(s) Name: <u>Dave Gilson</u> <u>Lyssa Rome</u> | Phone: <u>604-7325</u> Fax: | Email: <u>lyssarome@gmail.com</u> |
| Mailing Address: <u>1614 Sonoma Ave</u> | City: <u>Albany</u> | State/Zip: <u>CA 94707</u> |
| Applicant(s) Name (contact person): <u>Lillian Mitchell</u> | Phone: <u>705-1061</u> Fax: <u>705-1315</u> | Email: <u>lillianemitchellholladay.com</u> |
| Mailing Address: <u>2000 Hearst Ave #305</u> | City: <u>Berkeley</u> | State/Zip: <u>CA 94709</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 | 5,500 | 5,500 |
| What is the floor area of: your existing residence (see additional handout on how to measure this) | | 2,408 | |
| any detached buildings—garage, sheds, etc. | | 297 | |
| How many square feet is your addition? | N/A | N/A | 344 |
| What is the Floor Area Ratio (FAR) ¹ (see additional handout on how to measure this) | 55% maximum allowed | .45 | .51 |
| What is your lot coverage? ² | N/A | 1,758 | 1,758 |
| What is the amount of impervious surface on the lot? | N/A | 722 | 722 |
| What is the maximum height of your residence? | 28 ft. maximum | 31'-0" | 31'-0" |
| 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 | 2 | 2 |
| What are the interior dimensions of your garage? | 7'6" by 16' | 14'-6" x 18' | 14'-6" x 18' |
| What is the narrowest width of your driveway? | 6.5' is the narrowest allowed | 10'-0" | 10'-0" |

PROJECT ADDRESS: 1614 Sonoma Avenue

| 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 | 24'-6" | same |
| 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' | same |
| Rear Yards: What is the minimum distance between the rear wall of your house and the rear property line? | 20 feet minimum | 36'-3" | same |
| 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?
yes
If yes, please describe how: We are matching existing features in the new construction such as eave details, eave brackets, window/door trim + stucco finish
3. Is the proposed addition sensitive to the size or mass of the surrounding properties? yes
If yes, please describe how: the addition sits within (on top of) the existing building footprint, and below + behind the existing ridge line
4. If you have no garage where do you park vehicles? there is a garage

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

[Handwritten Signature]

11/8/10

Signature of Property Owner

Date

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

NOV 09 2010

COMMUNITY DEVELOPMENT
DEPARTMENT



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: 1614 Sonoma Avenue
 Checklist Prepared By: Lillian Mitchell, architect
 Date Prepared: Nov. 9, 2010

| INPUT | Resources | Energy | IAQ/Health |
|-------|-----------|--------|------------|
|-------|-----------|--------|------------|

A. Site

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

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 | <input checked="" type="checkbox"/> | 2 | | |
| 2 Use Recycled Content Aggregate | 2 Resource pts | y=yes <input type="checkbox"/> | | | |
| 3 Insulate Foundation/Slab before backfill | 3 Energy pts | y=yes <input type="checkbox"/> | | | |

C. Structural Frame

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

| | | | INPUT | Resources | Energy | IAQ/Health |
|---|----------------|-------|-------|-----------|--------|------------|
| 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 | 3 Resource pts | y=yes | | | | |
| b FSC Certified Wood | 3 Resource pts | y=yes | | | | |
| 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 | | | | | | |
| 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 2 Resource pts | | | | | |
| 4 Replace Toilets with Ultra-Low Flush Toilets (1 point each, up to 3 points) | Up to 3 Resource pts | | | | | |
| 5 Install Chlorine Filter on Showerhead | 1 IAQ/Health pt | y=yes | | | | |
| 6 Convert Gas to Tankless Water Heater | 4 Energy pts | y=yes | | | | |
| 7 Install Water Filtration Units at Faucets (2 points each, up to 4 points) | Up to 4 IAQ/Health pts | | | | | |
| 8 Install On-Demand Hot Water Circulation Pump | 4 Resource pts | y=yes | | | | |

F. Electrical

| | | | | | | |
|--|--------------------|--|--|--|--|--|
| 1 Install Compact Fluorescent Light Bulbs (CFLs) (6 bulbs=2 points, 10 bulbs =3 points, 12 bulbs = 4 points) | Up to 4 Energy pts | | | | | |
| 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 (1 point each, up to 4 points) | Up to 4 Energy pts | | | | | |

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 | 1 Energy pt | y=yes | | | | |
| 4 Install Built-In Recycling Center | 3 Resource pts | y=yes | | | | |

H. Insulation

| | | | | | | |
|--|--------------|-------|--|--|--|--|
| 1 Upgrade Insulation to Exceed Title 24 Requirements | | | | | | |
| a Walls | 2 Energy pts | y=yes | | | | |
| b Ceilings | 2 Energy pts | y=yes | | | | |

| | | | INPUT | Resources | Energy | IAQ/Health |
|--|--|---------------------|-------|-----------|--------|------------|
| 2 | Install Floor Insulation over Crawl Space | 4 Energy pts | y=yes | | | |
| 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 | | | | | |
| 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 | | | |
| I Windows | | | | | | |
| 1 | Install Energy-Efficient Windows | | | | | |
| a | Double-Paneled | 1 Energy pt | y=yes | ✓ | 1 | |
| b | Low-Emissivity (Low-E) | 2 Energy pts | y=yes | ✓ | 2 | |
| c | Low Conductivity Frames | 2 Energy pts | y=yes | | | |
| 2 | Install Low Heat Transmission Glazing | 1 Energy pt | 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 | | | |
| 9 | Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps | 3 Energy 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 | | | |
| 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 | | | |
| 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 (12 kw = 6 points, 24 kw = 12 points, 36 kw = 18 points) | Up to 18 Energy pts | | | | |

20.24.080 Height Limits and Exceptions.

E. **Residential Additions.** The Planning and Zoning Commission may grant a use permit for a second story addition that exceeds the maximum height of twenty-eight (28) feet, in no case above thirty-five (35) feet, in an R-1 Zoning District if, on the basis of the application and the evidence submitted, the Commission makes at least one of the following findings:

1. The roof pitch of the second story is designed to be consistent with the roof pitch on the existing house in order to maintain a unified architectural character

2. The existing house has a partial ground story, which causes an increase in the overall height of the building, and there are sound design reasons for considering a roofline, which exceeds twenty-eight (28) feet

3. The natural downward or upward topography of the site causes an increase in the overall height of the building. The minimum roof pitch has been maintained on the addition to be consistent with the existing architectural design of the house. The height has been measured from the natural or finished grade to the highest point of the roof.

4. The existing architectural character and design of the house must be maintained. Design factors have been considered to offset or minimize the increased height, such as breakup in the mass and bulk, offsetting one or more portions of the addition from the ground story wall line, and adding architectural details and elements such as horizontal trim or other features to create interest.

5. Planning and Zoning Commission, subject to Design Review criteria, may grant a use permit to allow greater height for second story additions, up to thirty-five (35) feet, measured in accordance with subsection 20.24.080, and based on all three (3) of the following findings:

a. The existing house has a partial ground story that causes an increase in the overall height of the building, and there are sound design reasons from considering a roof line that exceeds twenty-eight (28) feet.

b. The natural downward or upward topography of the site causes an increase in the overall height of the building. The minimum roof pitch has been maintained on the addition to be consistent with the existing architectural design of the house. The height has been measured from the natural or finished grade to the highest point on the roof.

c. The existing architectural character and design of the house is maintained. Design factors have been considered to offset or minimize the increased height, such as breakup in the mass and bulk, offsetting one or more portions of the addition from the ground story wall line, and adding architectural details and elements such as horizontal trim or other features to create interest

(Ord. No 04-09; Ord No 09-011 §§14, 15, 18)

Jeff Bond

From: Sabrina Zirkel [szirkel@mills.edu]
Sent: Thursday, January 06, 2011 5:00 PM
To: Jeff Bond
Cc: Sabrina Zirkel, Christopher Simon (Christopher.Simon@ucop.edu)
Subject: Concerns about design of addition to 1614 Sonoma Avenue, Albany

Dear Mr. Bond and Design Review Team:

We have now had an opportunity to look at the design of the proposed addition to 1614 Sonoma Avenue and we have several concerns that we would like to express. We are conscious of the fact that the previous owners made additions to our house and we want to be respectful, but also express our concerns so that they may be addressed before the process moves too far along.

The proposed second story addition at the back of 1614 Sonoma also extends the house several feet to the side closest to our house and raises the height of that part of the structure at 1614 Sonoma considerably. The addition means a tremendous loss of light, views and privacy to that side of our house.

First, light; the western side of our house gets light only in the afternoon, and much of this light will be blocked by the proposed addition. Even a slightly smaller addition would help alleviate the loss of light in those rooms. We have a study/den in that side of the house downstairs that is already very dark -- it will lose almost all access to light with the addition as proposed. However, the bedroom, also, will lose most of its light in the afternoon, as well as a view of the bay and the Golden Gate bridge.

Secondly, we will lose most of our views from our upstairs rooms with this addition. We will no longer be able to see Mount Tamalpais from the upstairs bathroom, a view that has made the beginning of every day wonderful in the years we have lived in this house. We will no longer see the bay, San Francisco or the Golden Gate bridge from the bedroom on that side of the house.

Third, privacy: Our upstairs bathroom, which is in the southwest corner of our house and the bedroom on that side of the house have windows that face 1614, and the proposed construction will be only a few feet away. I'm sure that the owners of 1614 Sonoma do not want us looking directly into their bathrooms either. We are concerned that the proposed bathrooms will be right next to our bathroom and bedroom.

Finally, this addition is actually quite large and will make this home, I believe, one of the very the largest in all of Albany at 2,829 square feet. Even relatively slight modifications to make the addition smaller would address some of these concerns while still enabling the owners to have a large house for their family.

We send this email in the spirit of neighborliness. We have seen other additions go up only to have the new owners find out too late that the remodeled structure led to similar problems affecting both themselves and their neighbors. We would like to alleviate these problems before they emerge and would welcome an opportunity to discuss with our new neighbors and the Planning & Zoning Commission adjustments to the design that would alleviate some of these concerns. One of the two of us plan to attend the Public Hearing at 7:30 pm on Tuesday, January 11 and look forward to dialogue at that event.

Sincerely,

Sabrina Zirkel and Christopher Simon

Owners

1616 Sonoma Avenue

Albany, CA 94707

(510) 525-7186 (home)

(510) 501-0144 (Sabrina cell)

(510) 410-3693 (Chris cell)