

City of Albany
Planning and Zoning Commission
Staff Report

Meeting Date: June 24, 2008

Prepared by: _____

Agenda Item: 6b

Reviewed by: _____

Subject: 1112 Ordway. Planning Application 08-027. Design Review. Request for Design Review approval to allow a 239sq.ft., two-story addition to the rear of an existing single-family home.

**Applicant/
Owner:** Lisa True and Roland Hwant

Recommendation

Staff recommends that the Planning and Zoning Commission approve the request to allow a new single-story addition.

Previous Action

No recent major improvements have been made to the property.

Project Description

The subject property is a 4,500sq.ft. lot with a 1,257sq.ft. single-story home. The applicant would like to construct a new 239sq.ft., single-story addition that spans the entire width of the home, and a deck at the rear of the home. The home has a maximum height of 21'. The new addition area is proposed at 21' as well. There is a 4' side yard setback (north) and a 7' side yard setback (south), both of which would be held with the addition and meet the 3'-6" required side yard setback. There are casement windows proposed on the side (south) and rear elevations and double doors opening onto a deck at the rear. The deck has an abstract shape and is 327sq.ft. in area. It is 4' from grade to floor and 7'-6" with railing. There is a 200sq.ft. detached garage at the rear southwest corner of the lot that the applicant is proposing to demolish and construct a new garage 80sq.ft. larger in size. A second required open parking space is located directly in front of the garage.

The home has a contemporary bungalow architectural style with steep pitched gable roofs. It is finished in stucco with a composition shingle roof. The addition is proposed to have a contrasting horizontal siding finish. All development requirements are met and only Design Review approval.

Background on Application

The application was submitted on April 23, 2008. The application was deemed complete on May 22, 2008.

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.

Identification of Key Issues

Design Review

The existing steep pitched gabled roofs on the front elevation are the most prominently visible architectural details of the home. The proposed pair of staggered gable roofs on the rear addition have a 5:12 pitch to continue the existing style in the rear. The deck itself would be constructed of standard redwood or similar type of deck material. The railings are proposed to be galvanized metal, which is more modern style of material.

The rear elevation is attractive with layered gabled roofs, a hanging awning over the double doors and other attractive features. The existing home, however, has a stucco finish and the addition area is proposed to have horizontal hardi board siding. At this time the applicant is not planning on refinishing the existing home; therefore, would have contrasting building materials. Also, the gabled roof of the main home is not continued and integrated into the addition area. The newly proposed one-car garage is standard and nondescript in both size and style, except for the angled northern wall. It too is proposed to be finished in horizontal hardi plank siding. All structures are proposed to have a composition shingle roof.

Staff believes the applicant has chosen to expand the home without "maxing" out square footage and with little to no impact on adjacent neighbors. Staff also, however, recommends that the Commission provide direction to the applicant on any appropriate design changes. Draft findings and conditions have been attached should the Commission choose to approve the project with conditioned changes.

Green Building Requirements

The applicant has provided the green points checklist and met a maximum of 62 points. Items such as use of FSC wood, use of sustainable decking material, and insulation of the crawl space, etc. are just a few of the measures the applicant will implement to meet the City's green building requirements. Many of the other measures are improvements to the existing home, which the applicant is choosing, but not required to do.

Appeals:

The Albany Municipal Code provides that any action of the Planning and Zoning Commission may be appealed to the City Council if such appeal is filed within 14 days of the date of action. Appeals may be filed in the Community Development Department by completing the required form and paying the required fee.

Attachments:

1. Analysis of Zoning Requirements
2. Findings
3. Conditions
4. Application, Window Detail, Project Plans
5. Green Points Checklist

ATTACHMENT 1 - ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS

20.12 Zoning Districts And Permitted Uses

General Plan: Residential
 Zoning: R-1 (Single-Family Residential)

20.16 Land Use Classifications

Single family residential

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

20.20.080 Secondary Residential Units.

Not applicable.

20.24.020 Table Of Site Regulations By District.

	Existing (approx.)	Proposed (approx.)	Requirement
Setbacks			
Front (east)	15'	No change	15'
Side (north)	7'	No change	4'
Side (south)	4'	No change	4'
Rear (west)	52'-10"	42'-9"	20'
Area			
Lot Size	4463	No change	--
Lot Coverage	32%	39'	50%
Maximum Height	21'	No change	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	4463	No change	--
First-Floor	1257	1496	
Garage	200	280	
Total	1457	1776	--
Total Counted	1257	1556	--
Floor Area Ratio	24%	36%	55%

20.24.060 Setback Areas, Encroachments.

See project description.

20.24.100 Distances Between Structures.

The home and new garage meet the minimum 6' between structures requirement.

20.24.110 Fences, Landscaping, Screening.

Not applicable.

20.24.130 Accessory Buildings.

See project description.

20.28 Off-Street Parking Requirement.

See project description.

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 provided on June 13, 2008 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

ATTACHMENT 2 - FINDINGS

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

Required Finding	Explanation
<p>1. <i>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.</i></p>	<p>The General Plan designates this area for residential development. Additionally, the project meets City zoning standards for location, intensity and type of development.</p>
<p>2. <i>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."</i></p>	<p>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 proposed project will provide safe and convenient access to the property for both vehicles and pedestrians. The project will not remove any significant vegetation and will not require significant grading. The project will not create a visual detriment at the site or the neighborhood.</p> <p>The applicant has chose to increase the square footage of the home without "maxing out" the allowable square footage. The rear elevation is attractive with staggered roofs and an attractive porch area. All development requirements are met and the home will be no taller than the existing maximum height.</p>
<p>3. <i>Approval of the project is in the interest of public health, safety and general welfare.</i></p>	<p>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. The project meets all development requirements. The addition meets all required setbacks, does not increase the building height and will create a more attractive accessory structure along the southern property line. The project should have little to no impacts on adjacent neighbors.</p>
<p>4. <i>The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.</i></p>	<p>The project as designed is in substantial compliance with the standards as stated, including access, architecture, natural features, coordination of design details, and privacy .</p>