

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

Agenda date: September 27, 2011  
Prepared by: ALH

**ITEM:** 6C

**SUBJECT:** Planning Application 11-048. Design Review 810 Jackson St.

The applicant is requesting preliminary Design Review feedback for a proposed four (4) bedroom, three (3) and a half bath home with a two-car garage.

**SITE:** 810 Jackson St.

**OWNER:** Bob Richerson

**APPLICANT:** Tony Meo

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

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**STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission review the proposed new-single family home design and provide the applicant with feedback for the preliminary design. No formal action is necessary at this time.

**BACKGROUND/PROJECT DESCRIPTION**

The subject property is a 5,000 square foot lot (50 ft. of frontage, 100 ft. of depth) with an existing 750 square foot one-story, single-family residence. Currently, the home has one bedroom and one bathroom. The applicant is requesting preliminary design review for the construction of a new single-family home. The new home is proposed to be two-stories with four (4) bedrooms, three (3) and half baths, and a new two-car garage. The property owner previously received approval and constructed the home north of the project site, 806 Jackson St., in 1997.

**ENVIRONMENTAL ANALYSIS**

Staff has determined that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15303 "New Construction or Conversion of Small Structures" of the CEQA Guidelines, which exempts new single-family construction.

## SITE LOCATION



**Figure 1. Site Location**

## DISCUSSION OF KEY ISSUES

The existing residence is single-story, built in 1900 with a single-car garage on a 5,000 sq. ft. lot. There are three (3) existing sheds and one (1) single-car garage on the property, all of which will be removed as part of the new construction.

The single-story front portion of the home (which faces the street) will have a side-gabled roof. An entry porch will be located on the south elevation and will be the primary entrance to the home. The second story elevation is setback 16 ft. from the front of the house, is approximately 25 ft. in height from the grade. The second story will have a front gable roof.

Two (2) balconies are proposed. One balcony will be located on the second floor, accessible from the master suite. The other balcony is located above the garage and is accessible from the second-story loft area.

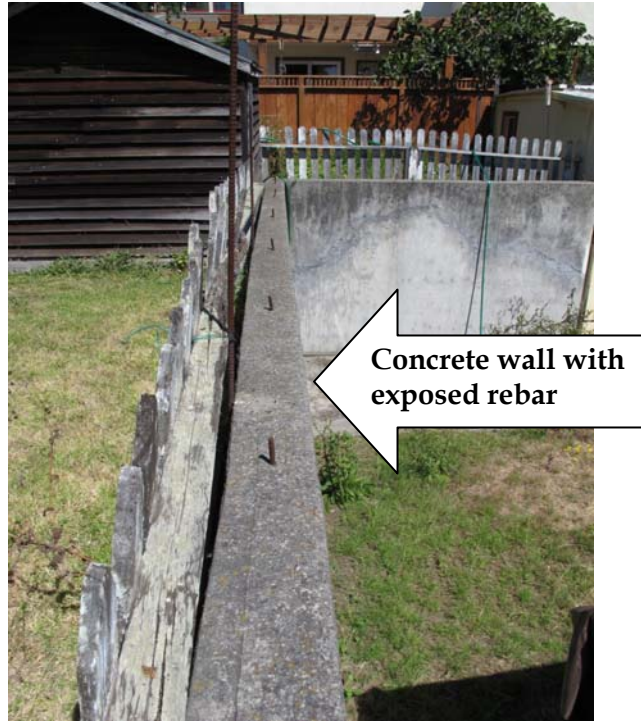
Finishing materials including paint, windows and trim have not yet been determined as the applicant is seeking preliminary feedback from the Planning & Zoning Commission. It is expected that once feedback is provided to the applicant, revised drawings will be prepared and resubmitted for formal action.

The neighboring north and west properties are two-stories in height. Story poles have been installed on-site. Staff has not received any inquiries or concerns regarding the proposed project or building height.

*“The Pit”*

The previous owner began excavation work on the property, adjacent to the main residence. Concrete walls with rebar were installed, though no structure/addition was constructed in this area. Instead, two (2) portable sheds were located in the enclosed area. The applicant is proposing to keep the wall intact and use the existing walls for the proposed garage, subject to an engineer’s report.





### Parking

A new 462 sq. ft. two (2) car garage is proposed. The garage will be located towards the rear of the property and a concrete “driveway courtyard” is proposed adjacent to the side entrance.

### Residential Design Guidelines

The City’s Residential Design Guidelines are detailed below. Staff has prepared a cursory review of the consistency with the Guidelines. Due to the preliminary review, design modifications are expected prior to any Commission action. Additionally, the Commission may direct the applicant to make changes to insure compliance with the Design Guidelines.

1. The front yard is the house’s contribution to the street
  - No details have been provided on the front yard plan. The front yard does satisfy the 15’ setback requirement.
2. Every house needs a usable front porch
  - The preliminary plans show a porch located to the side, but not in the front of the home. The plans could be modified to fulfill this requirement.
3. Garages should have single-car doors and be attractive
  - The preliminary plans show a one panel two car garage door. The Guidelines indicate that where a new two-car garage is proposed, there should be separate garage doors. The plans could be modified to fulfill this requirement.
4. Increasing the livability of the home
  - The existing home will be demolished and a new 2,227 sq. ft. (4 bedroom, 3 bath, + 2 car garage).
5. Dormers and bays are encouraged

- Dormer and bay details are not shown on the preliminary plans. The plans could be modified to fulfill this requirement.
- 6. Trim and details give a house warmth and character
  - Decorative vents are proposed for the north and south elevations. Other decorative trim and roof trim details have not yet been specified, pending preliminary Commission review.
- 7. Building Materials
  - The applicant has not yet indicated building materials, pending preliminary Commission review.
- 8. Green Building
  - The applicant has not yet completed the Green Building checklist, pending preliminary Commission review.
- 9. Second-Units and Multi-family housing
  - N/A
- 10. Landscaping is an important aesthetic element of home design
  - Landscaping details have not yet been provided.

**Attachments:**

1. Analysis of Zoning Requirements
2. Project Plans

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

20.20.080 Secondary Residential Units.  
Not applicable.

20.24.020 Table of Site Regulations by District.

	Proposed Construction (approx.)	Requirement
Setbacks		
Front (east)	15'	15'
Side (north)	5'	3'9"
Side (south)	5'	3'9"
Rear (west)	20'	20'
Area		
Lot Size	No change	--
Lot Coverage	45%	50%
Maximum Height	24'4 7/8"	28' max.

20.24.030 Overlay District Regulations.  
Not applicable.

20.24.040 Hillside Residential Regulations.  
Not applicable

20.24.050 Floor-Area-Ratio.

	<b>Existing (approx.)</b>	<b>Proposed</b>	<b>Requirement</b>
Lot Size	5,000	No change	--
Floor Area			
Garage/Storage	250 (est.)	462	
Main Level	750	1,235	--
Second-floor	N/A	992	
Total	750	2,227	--
Total Counted*	750	2,227	--
Floor Area Ratio*	.15	.45	55%

\* Proposed 462 sq. ft. 2-car garage exempted from "total counted" as permitted by MC 20.24.050 for garage and stairs.

20.24.060 Setback Areas, Encroachments.

Not applicable.

20.24.100 Distances between Structures.

N/A

20.24.110 Fences, Landscaping, Screening.

TBD.

20.24.130 Accessory Buildings.

N/A

20.28 Off-Street Parking Requirement.

See Discussion of Key Issues.

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 September 16, 2011, 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.