

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

Agenda date: 5/8/12
Prepared by: ALH

ITEM: 5C

SUBJECT: PA 12-018 1401 Solano Food Market and Condo Project Study Session

The applicant is seeking preliminary design review feedback for a proposed mixed use project for a new food market and residential condos at 1401 Solano Ave. Previously, the site was used for the Six Degrees on Solano restaurant. The applicant has prepared a plan which will contain ten (10) food stalls with related open seating. Five (5) condo units are proposed for the second level. Fifteen (15) off-street parking spaces are proposed. The proposed building height is 35 ft. This is a study session only. No action will be taken.

SITE: 1401-1411 Solano Ave.

PROPERTY OWNER: Huey Ming Liao

APPLICANT: Y. Min Chung, Project Architect

ZONING: Solano Commercial (SC)

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission receive the memo for the proposed food market and residential development at 1401-1411 Solano and provide the following feedback:

1. Determine if there is Commission support for a mixed use development including a food market and new residential condominiums.
2. The Planning & Zoning Commission may identify and request additional materials and exhibits to be submitted as part of the application request.

Since this is a preliminary study session review, no action on the application is being requested as this time.

BACKGROUND/PROJECT DESCRIPTION

The subject property is a 10,418 sq. ft. lot which currently contains a 6,455 sq. ft. building with retail uses. Current occupants include Solano Lighting and Zand's Mediterranean Café. Previously, the site was occupied by Six Degrees on Solano, a restaurant with full service bar and live entertainment. The restaurant occupied 3,000 sq. ft. of building area and closed in 2010. The space has remained vacant for the past two years.

SITE LOCATION

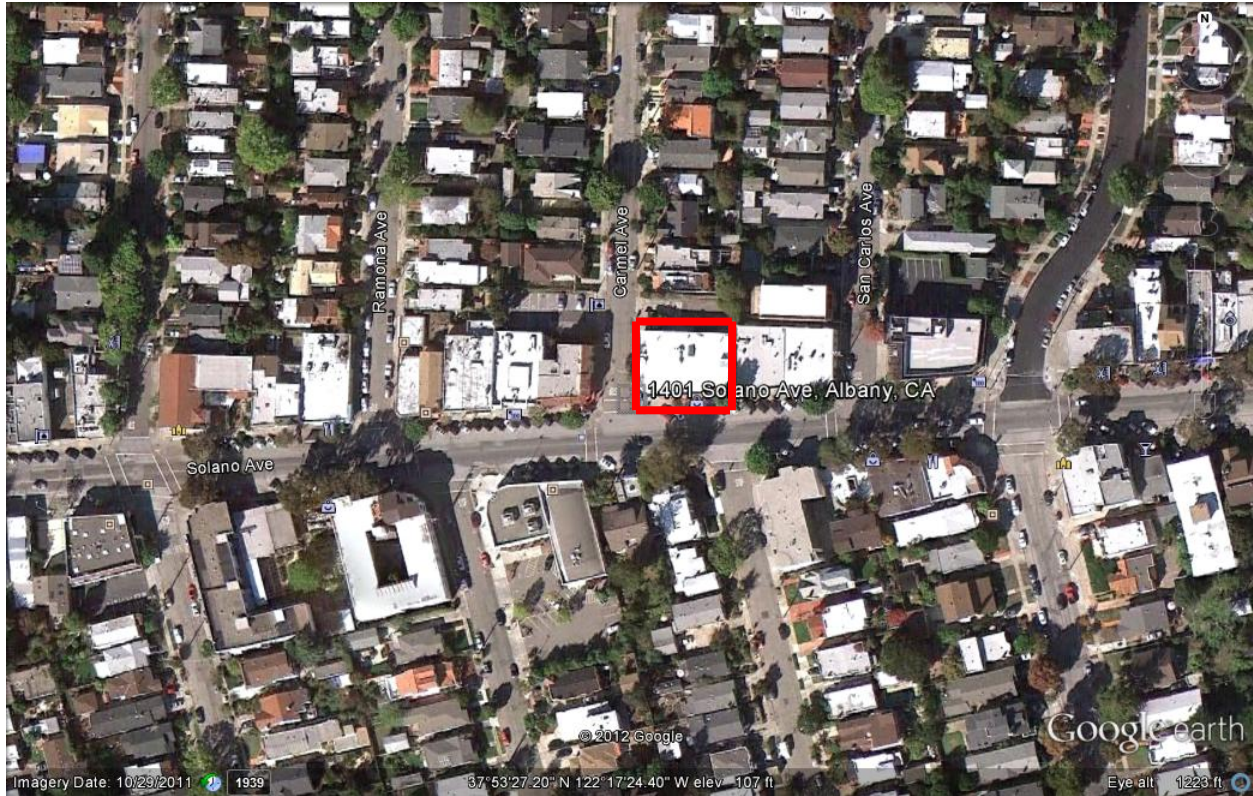


Figure 1. Site Location: 1401 Solano Ave.

ANALYSIS

Proposed Use Changes

The applicant would like to convert the interior space to a food market. The market is intended to be similar to the Epicurious Garden on Shattuck Ave. in north Berkeley and would accommodate ten (10) individual food vendors. New ADA accessible restrooms would be installed. Indoor and outdoor seating will also be provided. New landscaping will be installed around the perimeter of the site. The existing brick façade will be preserved and street frontage appearance and setbacks will remain the same.

The applicant is also proposing to construct five (5) residential condo units above the building. The condos will be constructed above the existing building and include two levels, with bedrooms on the lower level and living space on the upper level. Off-street parking is also provided for the units. Ten (10) off-street parking spaces are required for the new residential units.

This project will require Design Review, a Parking Exception, and a Subdivision Map for the proposed residential condominiums.

Unit 1	1478 sq. ft.	3 bedroom, 2.5 bath
Unit 2	1066 sq. ft.	2 bedroom, 2.5 bath
Unit 3	1066 sq. ft.	2 bedroom, 2.5 bath
Unit 4	1478 sq. ft.	3 bedroom, 2.5 bath
Unit 5	1020 sq. ft.	2 bedroom, 1.5 bath
Total Residential	6,108 sq. ft.	

Table 1. Proposed Unit Size

The existing building area is 6,544 sq. ft. and is used entirely for commercial purposes. Under the new project proposal, the building area will increase to 12,652 sq. ft. for mixed use retail (6,544 sq. ft.) and residential (6,108 sq. ft.). The existing building height is 22'. Under the proposed plan the building height will increase to 35'. Lot coverage is also proposed to increase from 62% to 99%. Existing FAR is .62 and proposed FAR is 1.25.

Exterior Elevations

The applicant has provided very general elevation details. Stucco, glass, brick veneer, and tile roof are noted on the plans, though details are not provided. The applicant is seeking preliminary feedback from the Commission prior to preparing more detailed plans. Additionally, issues related to the Daylight Plane provisions contained in Section 20.24.070 of the Albany Municipal Code have not been addressed.

Parking

The residential portion of the proposed development requires ten (10) off-street parking spaces. For the commercial portion of the property, a parking ratio of 1 parking space/100 sq. ft. applies as it is a restaurant with walk-up takeout. For this project that creates a parking requirement of sixty-five (65) parking spaces. The total number of parking spaces required for the project is seventy-five (75). Fourteen (14) spaces are proposed with two (2) spaces designated for ADA accessibility. As a result, the applicant will need to file a parking exception for sixty-one (61) parking spaces.

Next Steps

The plans as provided are conceptual and would need to be further developed for future Commission review. The Commission is encouraged to provide feedback to the applicant on the design as well as the project concept.



Photo 1. Building Frontage



Photo 2. Site looking northeast



Photo 3. Rear Parking Lot



Photo 4. Sidewalk facing West

Attachments:

1. Project Plans
2. Project Application