

City of Albany
Planning and Zoning Commission
Staff Report

Meeting Date: July 8, 2008

Prepared by: _____

Agenda Item: 4d

Reviewed by: _____

Subject: 959 Ordway. Planning Application 08-041. Design Review. Request for Design review approval to allow construction of a new 86sq.ft., second-story addition.

**Applicant/
Owner:** Ridge Patton

Recommendation

Staff recommends that the Planning and Zoning Commission approve the request to allow a 296sq.ft. 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 1,640sq.ft., partial second-story home. The applicant is requesting Design Review approval to allow an 86sq.ft., second-story addition to be constructed on the north side of the home. The addition has a maximum height of 26' and will be finished in horizontal wood siding with a composition shingle roof. There is a two car garage located at the rear southeast corner of the lot, which is accessed by a driveway that runs along the southern property line. All development requirements are met and only Design Review is requested.

Background on Application

The application was received on May 19, 2008 and was deemed complete on June 29, 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 home has a California bungalow architectural style. There are attractive features such as multiple gabled roofs, brackets under the roof eaves, wood-trimmed double-hung windows and a covered porch with columns accenting the front façade. The partial second-story is located on the south side of the home, with east and west facing gables. The proposed addition is located on the north side of the home with a north-facing gable. The home is finished in stucco with a composition-shingled roof. The applicant is proposing to finish the addition in horizontal wood siding and to finish the existing partial second-story in horizontal wood siding to match.

The proposed addition balances out the appearance of the home, which currently looks slightly awkward with only all of the second-story “weight” on one side of the home. The horizontal wood siding finish creates an attractive contrast of materials and breaks up the elevations. The applicant is also proposing to add brackets under the roof eaves to match those on the original (first-floor) of the home. There is one small picture window located on the new north elevation. It is located high enough that residents of the home will not be able to look out of it; therefore, having no impacts on privacy to neighbors. Staff believes the applicant has chosen to increase the square footage of the home with a small, attractive addition that does not “max out” the size of the home. It will improve the aesthetics of the home and will have little to no impact on neighboring properties; therefore, staff recommends approval of the project.

Green Building Requirements

The applicant has provided a green points checklist and has met a maximum of 57 points. Items such as solid sawn and engineered lumber, insulation over the crawl space, and use of low voc paints are just a few of the measures the applicant will implement to meet the City’s green building requirements.

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, Project Plans
5. Green Points Checklist

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 (approx.)	Requirement
Setbacks			
Front (west)	20'	No change	15'
Side (north)	3'-6"	No change	3'-6"
Side (south)	9'-10"	No change	3'-6"
Rear (east)	48' 9"	No change	15'
Area			
Lot Size	4463	No change	--
Lot Coverage	42%	No change	50%
Maximum Height	26'	No change	28' max.

20.24.030 Overlay District Regulations.

Not applicable.

20.24.040 Hillside Residential Regulations.

Not applicable.

U20.24.050 Floor-Area-Ratio.

	Existing (approx.)	Proposed	Requirement
Lot Size	4463	No change	--
Floor Area			
First-floor	1309	No change	--
Second-floor	331	416	
Garage	400	No change	
Total	2040	2125	--
Total Counted	1775	1860	--
Floor Area Ratio	40%	42%	55%

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.

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

See project description.

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.

20.100.10 Common Permit Procedures.

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)

<i>Required Finding</i>	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 proposed addition balances out the appearance of the home, which currently looks slightly awkward with only all of the second-story “weight” on one side of the home. The horizontal wood siding finish creates an attractive contrast of materials and breaks up the elevations.</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. There is one small picture window located on the new north elevation. It is located high enough that residents of the home will not be able to look out of it; therefore, having no impacts on privacy to 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>