

D. Standards of Review. The reviewing authority shall evaluate all applications for new construction, additions or modifications in terms of their adherence to the following standards, to the extent they are applicable to the project under review.

1. **General Standards.** The following standards are applicable to all projects for which design review is required:

a. **General Plan.** New development and the alteration of existing development is consistent with applicable goals, policies and programs of the Albany General Plan.

b. **Design Guidelines.** Residential projects shall be reviewed for conformance to the Residential Design Guidelines, and projects in the SPC District along San Pablo Avenue for conformance to the San Pablo Avenue Design Guidelines.

c. **Site Planning.** The planning of the site creates an internal sense of order, and is visually and functionally harmonious with the surroundings of the project site; the design provides a desirable environment for occupants and visitors. The design deals appropriately with any constraints on development of the site.

d. **Access.** Access and circulation are safe and convenient for pedestrians and vehicles. Parking facilities are provided sufficient for the use, consistent with the requirements of Section 20.32. Where required, access for persons with disabilities and facilities for bicycles are included.

e. **Architecture.** The architectural design is of high quality and is appropriate to the function of the project; the surroundings of the project site are considered in determining the size, massing and bulk of proposed buildings; materials and colors used are visually harmonious with the surrounding environment, including natural land forms and vegetation; where appropriate, the design promotes harmonious transitions between different land uses.

f. **Landscape Design.** The design of landscape improvements is coordinated with architectural design; plant materials are selected with respect to levels of maintenance effort appropriate to the project, with consideration of the need to conserve water.

g. **Natural Features.** The project design preserves trees and other natural features to the greatest possible extent, avoiding indiscriminate clearing of property and excessive and unsightly grading, particularly on steep slopes.

h. **Signs.** The design and location of signs and their materials and colors are consistent with the character and scale of the buildings to which they are attached or which are located on the same site, and with the character of the street upon which they front; signs are visually harmonious with surrounding development; signs are consistent with provisions of Section 20.36, Signs.

i. **Coordination of Design Details.** Details of the site plan, architectural and landscape designs, signage and exterior illumination are coordinated for an attractive and harmonious setting. Details of the floor plans and other interior planning are coordinated with other design elements to the extent that these interior elements may affect exterior appearance or the potential use of structures. Elements such as mechanical equipment, delivery areas and refuse storage are screened from public view.

j. **Retention and Maintenance of Buildings.** The project design process has considered the maintenance, rehabilitation and improvement of existing buildings and structures.

k. **Solid Waste.** The project design provides adequate space and facilities for the storage and handling of solid waste and recyclable materials, consistent with the County's Waste Management Program.

l. **Privacy.** Attention has been given in the design of the project to avoid significant interference with the privacy enjoyed by residential occupants of adjacent properties. This shall include consideration of the locations of windows, public entries, parking and service areas, among other elements. Appropriate solutions may include the use of devices such as landscape screening, fences, or obscure glass. The Planning and Zoning Commission should approach solutions with an intent to balance the respective benefits and burdens of the project and the residents of adjacent properties.

2. Additional Specific Standards for Single-Family Residential Additions. The following standards shall apply in addition to those listed in paragraph A. above.