

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

Agenda date: 1/13/09

Prepared by: AC

Reviewed by: JB

ITEM/ 6a
SUBJECT: **Planning Application 08-078. Design Review. Parking Exception. Study Session** on a proposed demolition of an existing 1,583square foot commercial/office building and construction of a new 3,660square foot, two-story commercial/office building.

SITE: 1301 Solano

**APPLICANT/
OWNER:** Moshe Dinar for Drimmi Song with Isong Orthodontics

ZONING: SC (Solano Commercial)

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take testimony from the public, discuss the proposed project, and provide direction to the applicant on appropriate revisions.

BACKGROUND/PROJECT DESCRIPTION

The subject property is a 3,735 square foot lot at the corner of Solano Avenue and Key Route Boulevard. There is a two-story apartment building to the east and a single-family home to the north. Key Route runs along the west side of the building. There are four existing parking spaces located at the rear (north) end of the lot. There also is an access easement benefiting the adjacent property owner located in the driveway between the four rear lot parking spaces.

The property has a 1,583 square foot single-story commercial building that currently has both office and medical uses operating at the site. The applicant is proposing to demolish the existing building and construct a new two-story, 3,800square foot commercial/office building. The proposed footprint of the building is relatively the same as the existing building; however, approximately 250square foot of building area will be added at the rear of the building. Five spaces are proposed at the northeast end of the proposed building. At this time the applicant anticipates using the first-floor of the proposed building for her orthodontics practice (currently located on Solano Avenue), and lease out the second-story space for other office uses as well.

Design Review is required for the approval of the architectural style and integrity of the building. In addition, the City's standard requirement is that one parking space is required for every two hundred square feet of medical office use and one parking space is required for every hour hundred square feet of commercial/retail space. The applicant would like the parking

exception to allow for medical uses to be permitted in both first and second floors thus a reduction of fourteen spaces is required. To partially address potential parking issues, the applicant has expressed support for implementing bike, pedestrian, and transit supportive employment practices.

ENVIRONMENTAL ANALYSIS

Staff has determined that the proposed project is categorically exempt from the requirements of CEQA per Section 15331, "Infill Development Projects," of the CEQA Guidelines, which exempts small infill.

Design Review

The proposed building is of a contemporary architectural style. It has a flat roof with a parapet that has a maximum height of 25'. There is small projection on the south elevation that has a maximum height of 27'. The current building has a maximum height of 12' so the proposed building is slightly more than double the height of the existing building. The proposed building is finished with stucco and cement plaster walls. There are rectangular-shaped, divided light windows that are aluminum and there are aluminum sunshades and fascia accents.

The increased height, which is in the form of a squared-off parapet, continues around the entire building. The aluminum fascia projects out on the south elevation and there is bracketed sunshade, both of which draws attention to the entrance of the building.

Overall the building appears to be aesthetically attractive and of an appropriate size and mass for its location, and matches many other buildings on Solano Avenue. The two-story massing and lobby would activate the corner and serve as a new focal point for passers-by. The project includes a substantial landscape area in the public right-of-way on the Key Route Blvd side of the property. Although intended as a owner-user project, the design could in the future accommodate a range of retail, office, and other commercial uses.

The proposed floor-area-ration (FAR) is 1.01 where a 1.25 FAR is permitted. The many accent and floor-to-ceiling windows will likely create an open and airy feel. There is no predominate architectural style along Solano Avenue. There was recently a modern style building that was approved at lower Solano, which was similar in style and building materials. The applicant will provide a color rendering at the public hearing to provide a clearer depiction of how the building materials and colors will appear.

In future iterations of the design, staff will work with the applicant on the design of the rear elevation to ensure that it is attractive and functional, including screening from the north, provisions for garbage cans, parking lot lighting, etc.

Staff has received several telephone calls with concerns about the loss of light and privacy for the inhabitants of the apartment building to the east. Following the study session, staff will explore the range of potential solutions to privacy and loss of light issues.

Parking Exception

The proposed project is located on the corner of Solano Avenue and Key Route Avenue, which has a landscaping median separating the two lanes of traffic. Key Route is unique in that vehicles are able to park on either side of the median, as well as the shoulder; therefore, there is more parking available along Key Route than other two-way streets in the city. Staff conducted a couple of site visits, at various times throughout a weekday; however, formal parking counts were not conducted due to the holidays. During the site visits it appeared that there were a number of parking spaces available around the site. Some compulsory counts will be provided at the public hearing to provide a better idea of existing parking conditions. The request for parking exceptions to allow various land uses is quite common for businesses along Solano and San Pablo Avenues.

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. Application, Plans, Photos

ATTACHMENT 1 - ANALYSIS OF COMPLIANCE WITH ZONING REQUIREMENTS

20.12 Zoning Districts And Permitted Uses

General Plan: Commercial
 Zoning: SC (Solano Commercial)

20.16 Land Use Classifications

General and professional offices

Surrounding North - Single Family Residential (Solano Commercial zoning) East - Multi-family
 Property Use South - Commercial West - Commercial/ (Key Route Blvd)

20.20.080 Secondary Residential Units.

Not applicable.

20.24.020 Table Of Site Regulations By District.

	Existing (approx.)	Proposed (approx.)	Requirement
Setbacks			
Front (south)	Approx. 2' (curved frontage)	0'	0'
Side (west)	2' (at closest pt)	No change	0'
Side (east)	0''	No change	5'
Rear (north)	Approx. 54' (angled rear ppl)	49'	15'
Area			
Lot Size	3735	No change	--
Lot Coverage	42.3%	47.8%	100%
Maximum Height	12'	25'	35' 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	3735	No change	--
Floor Area			
First Floor	1583	1900	--
Second Floor	0	1900*	
Total	1583	3800	--
Total Counted	1583	3800	--
Floor Area Ratio	42.4%	1.02	1.25

* No exemptions to FAR applicable.

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.

Not applicable.

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 December 31, 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.

Date Received: 12/30/08
 Planning Application No.: PA-08-087
 Fee Paid: _____



City of Albany

PLANNING APPLICATION FORM (GENERAL PROJECTS)

For PLANNING & ZONING COMMISSION action:	For ADMINISTRATIVE action:
<input type="checkbox"/> Conditional Use Permit* <input type="checkbox"/> Design Review (residential, residential additions, commercial, office and multi-family*,) <input type="checkbox"/> General Plan Amendment from _____ to _____ <input type="checkbox"/> Parcel Map/ Tentative Map/ Vesting Tentative Map, Lot Line Relocation <input type="checkbox"/> Parking Exceptions/Reductions <input type="checkbox"/> Precise Development Plan <input type="checkbox"/> Second Unit Use Permit * <input type="checkbox"/> Variance * <input type="checkbox"/> Zone Change from _____ to _____ <input type="checkbox"/> Other:	<input type="checkbox"/> Admin. Lot Line Relocation <input type="checkbox"/> Home Occupations <input type="checkbox"/> Sign Review <input type="checkbox"/> Other:

* Please complete the appropriate Supplemental Questionnaire.

The City of Albany Municipal Code has certain requirements for Planning Applications. Your answering the following questions will help staff assess how to process your application. Thus, we may have additional questions based on your responses below. Additionally, after your application is accepted for processing, staff and Planning and Zoning Commissioners will likely make at least one field visit to your house and neighborhood.

Job Site Address: <u>1301 SOLANO AVE. ALBANY</u>		Zone: <u>SC</u>
Property Owner(s) Name: <u>DRIMMI SONG /</u> <u>ISONG ORTHODONTICS</u>	Phone: <u>510-528-2220</u> Fax:	Email: <u>ISONGORTHODON@cal.com</u>
Mailing Address: <u>1183 SOLANO AVE. #24</u>	City: <u>ALBANY CA</u>	State/Zip: <u>94706</u>
Applicant(s) Name (contact person): <u>MOHHE DINAR</u>	Phone: <u>510-759-2133</u> Fax: <u>510-898-8305</u>	Email: <u>dinarand@bcglobal.net</u>
Mailing Address: <u>P.O. BOX 70601</u>	City: <u>OAKLAND, CA</u>	State/Zip: <u>94612</u>

PROJECT DESCRIPTION (Please use back of sheet or attach extra sheets, if necessary):

NEW 2 STORY OFFICE & MEDICAL BUILDING TO REPLACE EXISTING ONE STORY OFFICE BUILDING ON THE SITE.

GENERAL INFORMATION (Please fill out this section if you are asking for approval of a project that will require construction):

Item	Existing	Proposed
Lot Area (square feet)	3,735 SF	3,735 SF
Size of structure(s) or commercial space (square feet)	1,583 SF	3,600 SF
Height and/or depth of structure	± 12 FT.	± 24 FT.
Lot coverage	1,583 SF	3,600 SF
Front setback (ft.) ¹	0.42%	0.42%
Impervious Area ²		
Slope Density ³		
No. of dwelling units	0	0
Parking ⁴ Number of off-street spaces	5	5
Number of spaces in garage	0	0
Number of spaces	9x16	9x16

¹ Lot coverage applies to all zoning districts. It is defined as the land area covered by all the structures on the site, including all projections, except portions of uncovered decks, porches or lanais, balconies, or stairways that are less than six feet above grade and are not enclosed by walls on more than two sides, eaves, trellises and similar structures that do not have solid roofs.


² Floor Area Ratio (FAR) is defined as the proportion of building floor area per area of the parcel of land upon which the building rests. See the informational handout "How to Calculate Floor Area Ratio" for details on what is included and excluded.

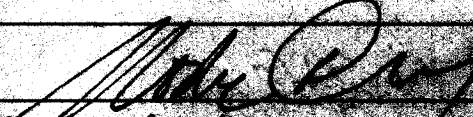
³ Impervious Area includes the total square footage of building footprint(s), driveway(s), patio(s), parking lots, walkway(s), and any other impervious surfaces.

⁴ Slope Density requirements apply in the HD Zoning District pursuant to Measure K. See handout on how to measure slope density in this area.

⁵ Minimum parking requirements were enacted under Measure D. This Measure requires that all residential development must have a minimum of two off-street parking spaces. Some exceptions may apply to your project, see residential development handout.

Restrictions: Are there any deed restrictions, easements, etc. that affect the property, and, if so, what are they? In some instances, you may be required to provide a title report.


 Signature of Property Owner


 Signature of Applicant

Date 12/30/08

12/30/08
 Date

Development Department staff is available between 8:30 a.m. and 5:00 p.m. on Mondays, 8:30 a.m. through 5:00 p.m. on Tuesdays through Thursdays, and 8:30 a.m. to 12:30 p.m. on Fridays at 979 San Pablo Avenue, 2nd Floor, Albany, CA 94706; TEL: (510) 528-5760.



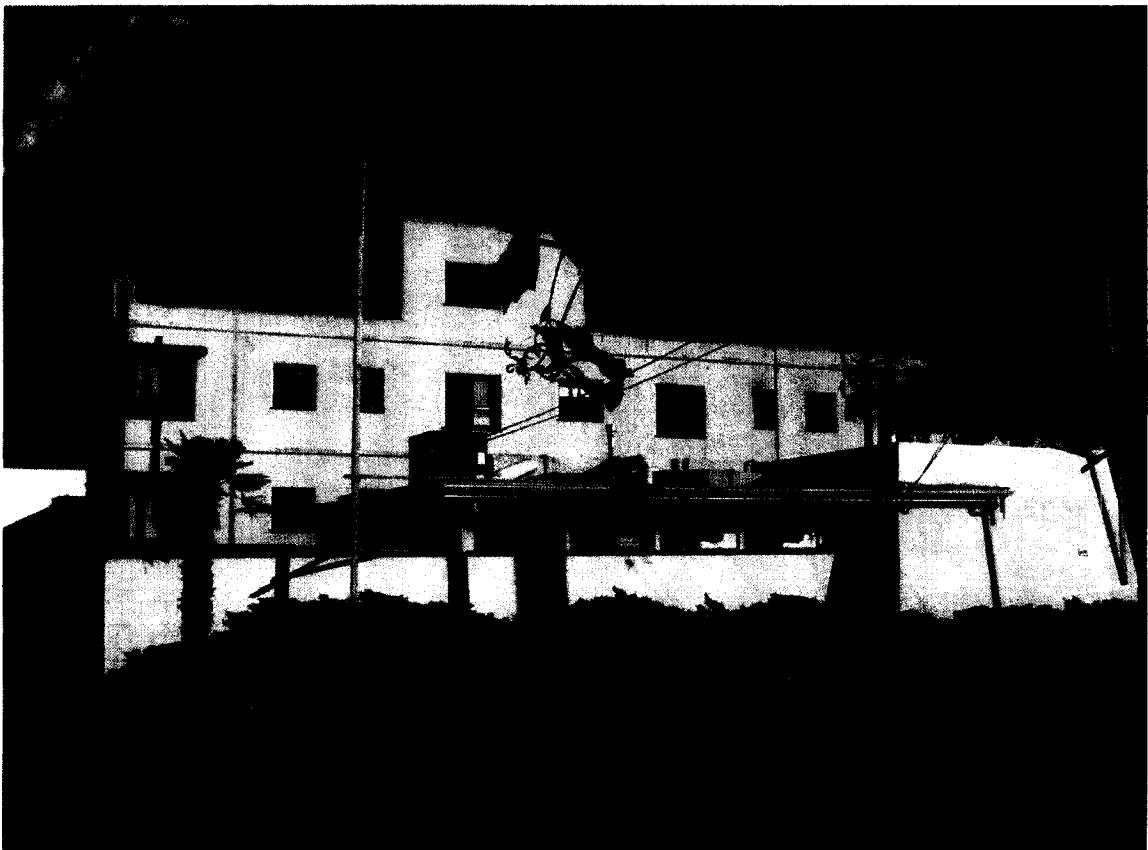
1301 Solano – Looking Northeast



1301 Solano – Looking North



1301 Solano – Rear Parking Area



1301 Solano – Looking East