

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

Agenda date: 1/27/09

Prepared by: AC

Reviewed by: JB

ITEM/ *pa*

SUBJECT: **Planning Application 08-011. Design Review. Request for Design Review approval to allow construction of two new single-family homes.**

SITE: **1069/1071 Talbot**

APPLICANT/

OWNER: **Norman and Yvonne Lam**

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

STAFF RECOMMENDATION

Open the public hearing, take public testimony, provide direction to the applicant and staff on appropriate changes and continue to a date uncertain.

BACKGROUND/PROJECT DESCRIPTION

The property owner currently has two adjacent parcels in the R-1 (single-family residential) zoning district. Currently there is a blighted and abandoned single family home on the southern parcel. The applicant would like to demolish the existing home and construct two new two-story, single-family homes.

The two homes are being processed concurrently because they have a shared driveway that would provide access to the required off-street parking spaces.

The subject properties are both 2,500sq.ft. lots. The applicant is proposing 3' side yard setbacks for the homes and an 8' wide, shared driveway between the two homes. Each home would have a single-car garages at the rear of the lot, with the second required parking spaces in open parking areas, located in front of the garages. The 1069 Talbot home has hipped roofs and a maximum height of 28', with contemporary design elements. The 1071 Talbot home has a flat roof and a maximum height of 25'-6", with more Spanish style elements. All development requirements are met and only Design Review approval is requested.

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.

DISCUSSION OF KEY ISSUES

The two parcels, at 2,500 square feet in size, are legal non-conforming with respect to size. Historically, the property was developed as a single property, and thus the processing of this application was delayed in order to provide time for the property owner to confirm that in fact there are two existing parcels. Currently the 1071 Talbot lot is developed with a single-family home that has many nonconformities such as a 0' side yard setback, lot coverage greater than 50%, etc, and is in need of major renovations.

The two lots are a narrow 25' wide, which pose a challenge in meeting all development requirements, as displayed by other projects that have needed exceptions for approval because of the narrow lot width. Originally the applicant was going to propose one-car, attached garages, accessed from the front of the home, and request a front yard parking exception for the second required parking spaces. The project architect has worked with staff to design various parking solutions. The current solution provides the four off-street parking spaces, as required for two single-family homes, with a shared driveway to access the lots. The proposed parking solution eliminates garages at the front elevation, which focuses attention on the building and not garage doors. An easement will be required to allow a shared driveway and deed restrictions outlining the need for clear access and shared maintenance will be required.

The 1069 Talbot home is proposed to have a contemporary architectural style, finished in stucco with a fiberglass roof. There are various sized, double-hung windows throughout the home and hipped roofs. There are projections on both the front and rear elevations, which create variation in wall depth and aesthetic interest. There is a split level home to the north that has an accessory structure on the property line, closest to 1069 Talbot. Staff recommends that the applicant consider bay windows or something that adds architectural interest to the north elevation of the home on 1069 Talbot.

The 1071 Talbot home has Spanish style design, with a flat roof and clay tiles accenting the roof and front porch. There are double-hung windows throughout the home and clay tiles matching on the rear roof, matching those on the front. There is a single-story bungalow to the south of 1071 Talbot. Staff recommends that the applicant consider bay windows or something that adds architectural interest to the south elevation. Staff also recommends that obscure glass be used on the second-story windows of 1071 Talbot to provide privacy for the adjacent neighbors in the bungalow.

On both homes, the applicant may want to consider bay windows or continuing the tile accents around to the side elevations. The applicant may also want to consider lowering the plate heights to reduce the maximum heights of both homes.

Overall staff believes that the applicant has provided attractive and appropriate homes for the two lots. The project will provide an additional housing unit and clean up a site that currently needs improvements. The parking solution is unique and appropriate considering the challenges in design to development standards with narrow 25' wide lots. Staff believes that with some changes and refinements to elevations that the project can be supported. At this time staff recommends that the Commission open the public hearing, take public testimony, provide direction to the applicant and staff on appropriate changes and continue to a date uncertain.

Note on Application Processing

Staff recommends that each proposed home be technically treated as separate applications, but be processed concurrently. Thus, if eventually one parcel is conveyed to another owner or constructed separately from the second parcel, there would be not be potentially complicated linkages between the two projects. As long as the applications processed concurrently, staff would recommend waiving the planning fees for the second unit (subject to City Council approval). Building permit processing should be treated as two independent projects.

Attachments:

1. Analysis of Zoning Requirements
2. Project application, plans, photos
3. Lot survey
4. Green points checklist

20.24.050 Floor-Area-Ratio.

	Proposed	Requirement
Lot Size	2500	--
Floor Area		
Garage	212	
Lower Floor	759	--
Upper Floor	801	
Total	1772	--
Total Counted * **	1500	--
Floor Area Ratio	60%	60%

* 220sq. ft. exempted from "total counted" as permitted by MC 20.24.050 for enclosed parking spaces.

** 60 square foot exempted from "total counted" as permitted by MC 20.24.050 for enclosed staircases.

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 and discussion

20.40 Housing Provisions

Not applicable.

20.44 Non-conforming Uses, Structures and Lot

See project description and discussion.

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 January 16, 2009 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.

Planning Application #: 08-011

Date Received: 2/25/08
 Fee Paid: \$560
 Receipt #: 49230



City of Albany



PLANNING APPLICATION FORM FOR DESIGN REVIEW AND CONDITIONAL USE PERMITS FOR SINGLE FAMILY RESIDENTIAL ADDITIONS

For PLANNING & ZONING COMMISSION action:		
<input checked="" type="checkbox"/>	Design Review - residential additions or exterior modifications.	\$560* / Admin. \$400*
<input type="checkbox"/>	Parking Exceptions/Reductions - see separate handout	\$620*
<input type="checkbox"/>	Conditional Use Permit - Non-Conforming Wall(s)	\$1110

* When obtaining more than one planning approval, the full amount for the highest fee will apply and 1/2 fee will be charged for any other ones.

The City of Albany Municipal Code has certain requirements for approving Design Review of additions to Single Family Residences. Please complete the following application to initiate the process. Please be aware that staff may have additional questions for you based on your responses. You should anticipate that planning staff and/or Planning and Zoning Commissioners will visit your site prior to your Planning and Zoning Commission meeting.

Job Site Address: <u>1069 & 1071 TALBOT AVE,</u>		Zone: <u>R1</u> R2 R3 R4 Other overlays:
Property Owner(s) Name: <u>NORMAN & YVONNE LAM</u>	Phone: <u>(510) 219-3188</u> Fax:	Email:
Mailing Address: <u>1072 TALBOT AVE.</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>
Applicant(s) Name (contact person): <u>NORMAN & YVONNE LAM</u>	Phone: <u>(510) 219-3188</u> Fax:	Email:
Mailing Address: <u>1072 TALBOT AVE.</u>	City: <u>ALBANY</u>	State/Zip: <u>CA 94706</u>

GENERAL INFORMATION (Please fill out this Chart - existing & proposed;)

Item	Required	Existing	Proposed
How big is your lot? Express in square feet.	N/A	2500	
What is the floor area of: your existing residence (see additional handout on how to measure this)			1500 SF
any detached buildings—garage, sheds, etc.		220 SF GARAGE	
How many square feet is your addition?	N/A	N/A	N/A
What is the Floor Area Ratio (FAR) ¹ (see additional handout on how to measure this)	55% maximum allowed		1500 SF ALLOWED ON SMALL LOT
What is your lot coverage? ²	N/A		40.8 %
What is the amount of impervious surface on the lot?	N/A		623.5 SF
What is the maximum height of your residence?	28 ft. maximum		28'-0" 24'-4"
How many dwelling units are on your site?	1 (2 with special permit)		1
How many parking spaces do you have in a garage? ³	see note 3 below		1
What are the interior dimensions of your garage?	7'-6" by 16'		10'-5" x 18'-0"
What is the narrowest width of your driveway?	6.5' is the narrowest allowed		8'-0"

ATTACHMENT #2

PROJECT ADDRESS: 1069 & 1071 Talbot

Item	Required	Existing	Proposed
Setbacks:			
Front yard: What is the minimum distance between the front wall of your house and the front property line?	15 feet minimum		15'-0" PL. TO PERCH
Side yards: What is the shortest distance between a side wall of your house and a side property line?	10% of lot width, min. 3 ft. max. 5 ft. Corner lot 7 ft. 6 in.		3'-0"
Rear Yards: What is the minimum distance between the rear wall of your house and the rear property line?	20 feet minimum		27'-10"
Hillside District only: What is the slope of your lot?			N/A

Notes:


- 1 Floor Area Ratio (FAR) applies to single family residential development in all zones. It is defined as the ratio between the gross floor area of a building(s) on a lot compared to gross square feet of lot (see FAR Handout).
- 2 Lot Coverage is defined as the land area covered by all structures except uncovered decks, porches, landings, balconies or stairways that are less than 6 feet above grade as well as eaves, trellises and similar structures that do not have solid roofs.
- 3 The Albany Municipal Code requires that every residential unit must have 2 off-street parking spaces. Some exceptions may apply in your situation. See the parking section of the Zoning Ordinance for a complete list of possible exceptions.

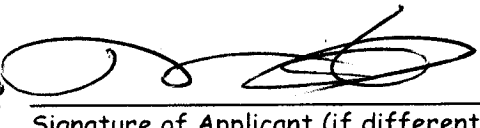
(Please use additional sheets to explain any of your responses to the following).

1. Will the construction of the addition require the removal of any mature trees? YES
If yes, please describe: REMOVE 2 FLAXLEAF PAPERBARK TREES, REPLACE WITH 2 NEW STREET TREES
2. Are the architecture, materials and colors of the proposed addition consistent with the existing dwelling?
STUCCO WALLS, NEW WOOD CLAD WINDOWS, STEEP HIP ROOFS ON 1069 TALBOT HOUSE AND
If yes, please describe how: SPANISH CLAY TILE ON 1071 TALBOT HOUSE WILL REPEAT MATERIALS AND STYLE USED IN OTHER HOUSES IN THE NEIGHBORHOOD.
3. Is the proposed addition sensitive to the size or mass of the surrounding properties? NEW HOUSES WILL BE
If yes, please describe how: OF SIMILAR HEIGHT AND SIZE OF OTHER NEARBY HOUSES, THEY WILL ALSO BE SET FURTHER BACK FROM THE FRONT PROPERTY LINE THAN OTHER HOUSES IN THE NEIGHBORHOOD
4. If you have no garage, where do you park vehicles? N/A

Story Poles - For new residential construction and exterior alterations that increase the height, an applicant is required to erect at least two "story poles", a temporary construction for the purpose of visually displaying the outer limits, including the height, of the proposed structural alterations. These poles shall be erected at least ten (10) days prior to the design review meeting, and shall be maintained in place through the date of the meeting.

The signature of the property owner is required for all projects. By executing this form you are affirming that you are the property owner.


Signature of Property Owner _____ Date 2-25-08


Signature of Applicant (if different) _____ Date 2-25-08

Community Development Department staff is available Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

