

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

Agenda date: 3/24/09

Prepared by: JB

Reviewed by: AC

ITEM/ **6b**
SUBJECT: **701-705 Hillside. Status Report on Planning Application 05-025.** Discussion on implementation of project originally approved in 2004 to construct two single-family homes.

SITE: **701-705 Hillside.**

**APPLICANT/
OWNER:** **Mark Frederick**

ZONING: **R-1**

Recommendation

No action required. For information and discussion only.

Background

The project at 701-705 Hillside consists of the construction of two new single-family homes. The project was originally approved by the Planning and Zoning Commission on January 27, 2004, and upheld by the City Council on appeal on April 6, 2004. The approval expired, and was re-approved by the Commission on April 12, 2005.

The building permit for the two homes was issued in March 2006. Construction on 705 Hillside began in spring 2006, and was completed in December 2008. Construction on the second home, at 701 Hillside began late summer 2007.

Discussion

Per Commission direct, status reports on this project will be brought back to the Commission approximately every 60 days. The principle issue continues to be the length of time that it is taking to construct the second home at 701 Hillside. Attached are photographs taken on October 29, 2008, January 9, 2009, and March 20, 2009. Although no major progress was made between October and January, there has been progress in constructing forms for pouring the concrete foundation on the two upper levels.

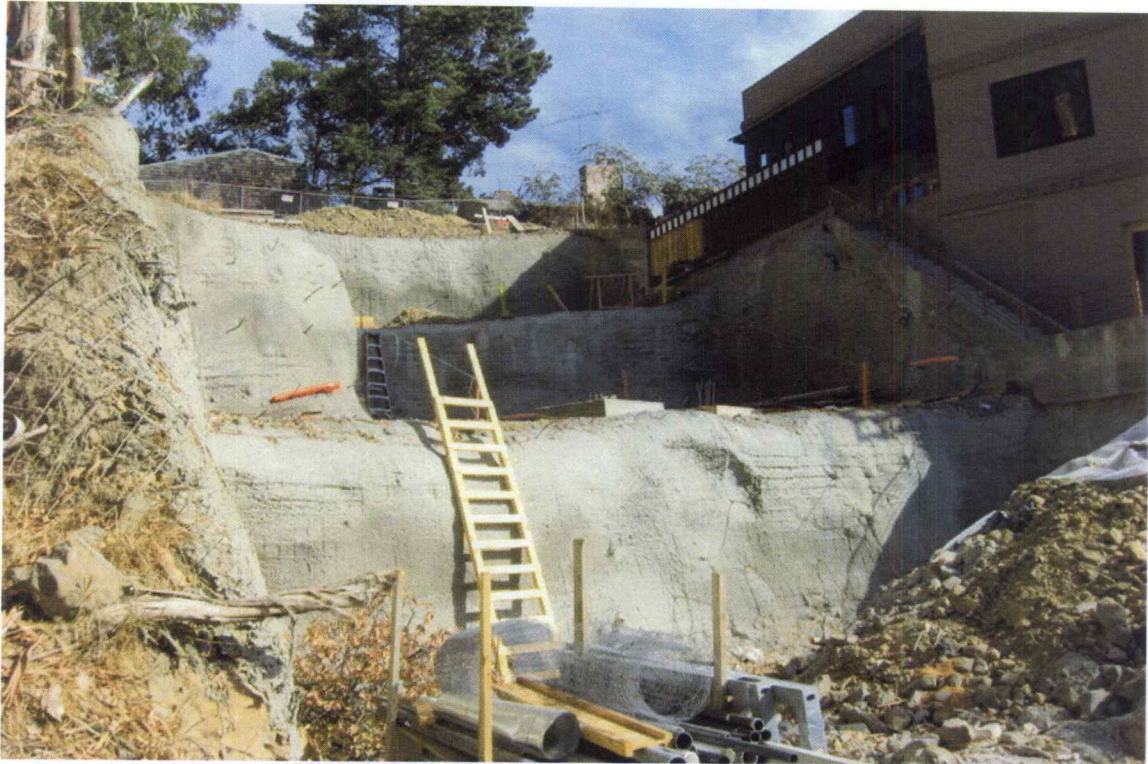
At the January Commission meeting, staff was directed to work with the City Attorney to prepare correspondence that would detail expected progress and specify that the building permit will be terminated if progress is not achieved. Staff and the City Attorney continue to be

concerned about the ability to effectively support such an approach to this situation. As an alternative staff has prepared implementing procedures for the new Administrative Citation Ordinance. (The administrative citation would will be addressed as a separate agenda item.)

Attachments:

photos

Perspective 1 - October 29, 2008 and January 9, 2009



Perspective 1 – March 20, 2009



Perspective 2 - October 29, 2008 and January 9, 2009



Perspective 2 - March 20, 2009



Perspective 3 - October 29, 2008 and January 9, 2009



Perspective 3 – March 20, 2009

