

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda Date: April 20, 2009
Reviewed by: BP

SUBJECT: Residential Design Review Guidelines

REPORT BY: Jeff Bond, Planning & Building Manager
Amber Curl, Associate Planner

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Commission recommends the City Council approved the attached Design Review Guidelines for Residential Additions and New Homes.

BACKGROUND

The Planning and Zoning Code requires that the city maintain design review guidelines. The purpose of the guidelines have been to assist applicants, neighbors, staff and commissioners in understanding and applying Albany's zoning ordinance requirements while also communicating the City's design goals through explanations and examples of high quality solutions.

DISCUSSION

The City's current Design Review Guidelines were adopted in 1997. While the purpose and intent of the guidelines have remained the same the City's preferred design solutions, architectural landscape, environmental, and economic state have all changed over the last decade. Beginning in 2007, the Commission has worked in conjunction with community architects, designers and citizens to update the design guidelines to better reflect the City's design goals over a series of public meeting.

SUSTAINABILITY IMPACT

The guidelines incorporate a wide variety of sustainable development principles.

FINANCIAL IMPACT

The Commission has worked in conjunction with community architects, designers and citizens to prepare the guidelines. No direct expense was required.

Attachments:

1. Draft Residential Design Review Guidelines, dated 3/10/09