



PLANNING & ZONING COMMISSION

Staff Report

January 8, 2025

PA24-045 – 1126 Brighton Avenue

Design Review request to demolish an existing 609 sq. ft. one-story single-family residence and a detached garage at the rear to construct an approximately 1,779 sq. ft. two-story, single-family dwelling unit with an attached one-car garage.



Project Details

Applicant:	Andrew Storer
Property Owner:	Robert Storer
General Plan:	LDR – Low Density Residential
Zoning/Overlay:	R-1– Single Family Residential
Permit Review:	
<ul style="list-style-type: none">Design Review for new construction per §20.100.050	

Recommendation

Staff recommends that the Planning & Zoning Commission review and approve the proposed project subject to the attached Findings and Conditions of Approval.

Project Chronology

Action	Date
Application Submitted	December 3, 2024
Application deemed complete	December 13, 2024
Public Hearing Notices Mailed	December 23, 2024
Planning & Zoning Commission Hearing	January 8, 2024

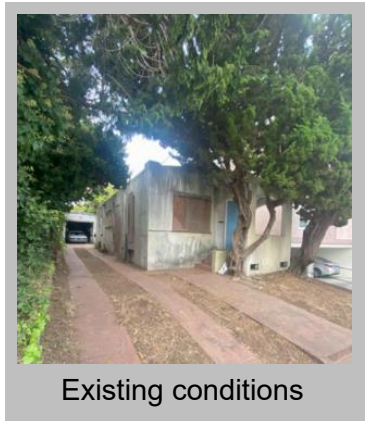
Project Background, Setting & Description

The subject lot is located on the south side of Brighton Avenue between Stannage Avenue to the east and Kains Avenue to the west. The 2,500 sq. ft. lot is developed with an approximately 609 sq. ft. one-bedroom, one-bathroom single-story home with a detached garage at the rear, both constructed in 1925. The lot abuts a multi-family residential building to the left (west) and single-family residences to the right (east) and rear (south).



The project proposes to demolish the dilapidated one-story single-family home and detached garage at the rear to construct a new two-story, three-bedroom, three-bath residence with an attached one-car garage sited at the front of the residence.

The new design features a Craftsman-inspired architectural style. The front façade is articulated by off-setting the upper story by 7'-4 ¾" from the lower level. Gable roofs are proposed on the main structure, garage, and front porch, and contrasting colors and materials add visual interest to the façade. The entry porch is emphasized with the use of horizontal stained wood siding and partially exposed stained wood rafters at the front of the roof evoking an entry pergola.



The design of the single-family home introduces a mix of modern materials and textures such as vertical board and batten siding on the side and rear walls at the lower level and the roof gables, board shingles on the front façade and side and rear upper-level walls, asphalt shingles at the gable roofs, wood trim and corbels, and fiberglass doors and windows throughout.

The City's Residential Design Guidelines call for attached garages not to exceed 40 percent of the building width. Although the proposed garage takes approximately 60 percent of the building width, accommodating a wider porch in relation to the garage would not be practical as the lot is very narrow and would render the project non-conforming with side yard setbacks or minimum parking dimensions.

Site Regulations - AMC §20.24.020

	Existing	Proposed	Required (SC)
Setbacks			
Front (South)	16'-2"	15'-6"	15' min.
Left Side (West)	9'	3'-6"	3' min.
Right Side (East)	1'-5"	3'-6"	3' min.
Rear (North)	45'- 8"	25'-11"	20' min.
Area			
Lot Size	2,500	No change	3,750 min.
Lot Coverage	24%	38%	50 % max.
Height	11'	24'-8"	28' max.
Floor Area (sq. ft.)			
Total FAR Calculable Floor Area	609	1,499	1,375 max.
Floor Area Ratio (FAR)	0.25	0.45	0.60 max ⁽¹⁾

1. The Commission may approve an FAR of up to 0.60 on substandard sized lots in which application of the 0.55 floor/area ratio would result in a gross square footage of less than 1,500 square feet.

Residential Design Guidelines Criteria & Analysis

Criteria	Analysis
Landscape Design <ul style="list-style-type: none"> The front yard is the home's contribution to the community. Pedestrian emphasis 	The residence proposes a new landscape plan with new plantings at the front and the rear and concrete pavers leading to the entry porch and connecting to the side yard and rear patio and yard.
Outdoor Space <ul style="list-style-type: none"> Rear Yard Decks, Roof Decks, Balconies Indoor/Outdoor Flow 	The project proposes a newly landscaped front and rear yard and a concrete patio at the rear.
Architectural Design <ul style="list-style-type: none"> Front porches and covered entries Architectural relief, Trim and details provide warmth and character. Paint Color, Building materials, & Window details 	The proposed residence is proposed in a style reminiscent of the Craftsman architectural style with modern materials and colors, adding character to the surrounding residential uses.
Livability <ul style="list-style-type: none"> Modernizing interior space for better function and long-term occupancy Interior Ceiling Heights Universal Design 	The proposed house is designed to have the common areas in the lower floor and bedrooms on the upper story, providing privacy for residents.

Criteria	Analysis
Context <ul style="list-style-type: none">Compatibility with adjacent homesPrivacy considerations	The proposed project will be in scale with nearby residences in that the surrounding neighborhood. The upper-level windows have been designed with a size, placement or and/or height that minimizes privacy concerns for neighbors and future occupants of the home while providing sufficient light for residents and meeting minimum egress requirements.

General Plan & Housing Element Consistency

The following General Plan and Housing Element policies are relevant to the proposed project:

- **Policy LU-2.1: Context-Sensitive Design** - Ensure that infill development in residential areas is compatible in density, scale, and character with the established neighborhood context.
- **Policy LU-2.3: Design Guidelines** - Maintain residential design guidelines and design review procedures that promote the compatibility of residential alterations and additions with existing homes and that strive to reduce impacts on neighboring properties. The guidelines should be used to encourage high-quality, visually distinctive architecture, and the use of durable, attractive construction materials.
- **Housing Element Policy 1.1** - Housing Re-Investment. Support continued maintenance and improvement of Albany's existing housing stock. City zoning regulations, permitting practices, and code enforcement procedures shall support reinvestment in the housing stock.

Environmental Review

This project is categorically exempt from CEQA pursuant to Sections 15301 ("Existing Facilities"), 15303 ("New Construction or Conversion of Small Structures") and 15332 ("Infill Development Projects") of the CEQA Guidelines.

Attachments

1. Findings
2. Conditions of Approval
3. Project Plan Set, dated November 18, 2024

Staff Planner: Mira S. Hahn, Associate Planner