

Planning Application #: 16-060

Date Received: 7/8/16  
 Fee Paid: \$2,625  
 Receipt #: 000009 - 0002

# City of Albany

## PLANNING APPLICATION FORM

Please complete the following application to initiate City review of your application. Please be aware that staff may have additional application requirements. For projects requiring Planning and Zoning Commission review, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications 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 (closed Noon - 1:15 PM, Mon. - Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

### Fee Schedule (FY 2014-2015)

2,625

|  |                           |
|--|---------------------------|
| <input checked="" type="checkbox"/> Design Review*   | \$2,072/ Admin. \$1,101   |
| <input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*               | \$Actual Cost/Min \$2,072 |
| <input type="checkbox"/> Conditional Use Permit (major)*                                     | \$Actual Cost/Min \$2,072 |
| <input type="checkbox"/> Conditional Use Permit (minor)*                                     | \$1,101                   |
| <input type="checkbox"/> Sign Permit   | \$1,479/\$461 Admin.      |
| <input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*                          | \$461                     |
| <input type="checkbox"/> Lot Line Adjustment*  | \$Actual Cost/Min \$1,101 |
| <input type="checkbox"/> Secondary Residential Unit*   | \$1,101                   |
| <input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion* | \$3,357                   |
| <input type="checkbox"/> Variance*   | \$2,072                   |
| <input type="checkbox"/> Other(s): _____   | \$ _____                  |

\*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.

General Plan Update Fee \$45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

|  |  |   |
|--|--|---|
| Job Site Address: <u>806 CURTIS STREET, ALBANY, CA 94706</u>               |  | Zoning District: <u>R-1</u>                   |
| Property Owner(s) Name:<br><u>OZLEM AYDUK &amp; RUDY MENDOZA-DENTON</u>    | Phone: <u>(510) 526-7891</u><br>Fax:                       | Email: <u>aymenden2@gmail.com</u>             |
| Mailing Address: <u>806 CURTIS STREET</u>                                  | City: <u>ALBANY, CA</u>                                    | State/Zip: <u>CA 94706</u>                    |
| Applicant(s) Name (contact person):<br><u>JASON KALDIS ARCHITECT, INC.</u> | Phone: <u>(510) 549-3584</u><br>Fax: <u>(510) 549-3574</u> | Email:<br><u>JennyYu@jkaldisarchitect.com</u> |
| Mailing Address: <u>1250 ADDISON ST. #210</u>                              | City: <u>BERKELEY</u>                                      | State/Zip: <u>CA 94702</u>                    |

### PROJECT DESCRIPTION

APPROXIMATELY 79 SF HORIZONTAL LOWER FLOOR STUDY ADDITION AND 79 SF UPPER FLOOR MASTER BEDROOM ADDITION TO THE REAR OF THE (E) HOUSE. APPROXIMATELY 86 SF UPPER FLOOR BEDROOM ADDITION TO THE FRONT OF (E) HOUSE. (N) PARAPET ROOF, EXT. STUCCO WALLS, AND WINDOWS TO MATCH (E) HOUSE.

Please fill out the following information correctly. **Failure to fill out the information adequately or incompletely will result in your application to not be processed.** If you have any additional questions, please contact staff for details.

**ARCHITECTURAL STYLE**

The architectural style/appearance of the home is: \_\_\_\_\_

**GENERAL INFORMATION**

| Item  | Existing          | Proposed          |
|---|-------------------|-------------------|
| What is your lot coverage?  | 1239.83 SF        | 1402.83 SF        |
| What is the amount of impervious surface on the lot?  | 80.74%            | 83.80%            |
| How many dwelling units are on your property?   | 1                 | NO CHANGE         |
| How many off-street parking spaces do you have?<br>(front yard parking is not counted unless previously approved by the City) | 1                 | 1                 |
| What are the dimensions of parking spaces?<br>(give interior dimensions of enclosed parking spaces)                           | 8 ft. X<br>16 ft. | 8 ft. X<br>16 ft. |
| What is the narrowest width of your driveway?   | 9'-8 3/4"         | 9'-8 3/4"         |

**SITE REGULATIONS BY DISTRICT**

|                 | Existing   | Proposed Construction | Requirement |
|-----------------|------------|-----------------------|-------------|
| <b>Setbacks</b> |            |                       |             |
| Front (EAST )   | 12'-9 5/8" | NO CHANGE             | 15'-0"      |
| Side (NORTH)    | 3'-0"      | NO CHANGE             | 3'-0"       |
| Side (SOUTH)    | 3'-0"      | NO CHANGE             | 3'-0"       |
| Rear ( WEST)    | 27'-6 1/2" | 20'-6 1/2"            | 20'-0"      |
| <b>Area</b>     |            |                       |             |
| Lot Size        | 3200 SF    | --                    | --          |
| Lot Coverage    | 38.74%     | 43.84%                | 50%         |
| Maximum Height  | 20'-3 1/4" | NO CHANGE             | 28' max.    |

\*In parentheses, please note the elevation (i.e. north, east, west, south)

\*\*Please refer to the attached Basic Site Regulations handout attached to this application for setback information.\*\*

**FLOOR AREA RATIO**

|                   | Existing   | Proposed   | Requirement |
|-------------------|------------|------------|-------------|
| Lot Size          | 3200 SF    | NO CHANGE  | --          |
| <b>Floor Area</b> |            |            |             |
| Garage/Storage    | 266.03 SF  | 266.03     |             |
| Main Level        | 1195.83 SF | 1358.83 SF | --          |
| Second-floor      | 272.76 SF  | 351.76 SF  |             |
| Total             | 1734.62 SF | 1976.62 SF | --          |
| Total Counted*    | 1514.62 SF | 1756.62 SF | --          |
| Floor Area Ratio* | 47.33%     | 54.89%     | 55%         |

\* 220 sq. ft. may be exempted from "total counted" for covered parking and 60 sq. ft. may be exempted for stairs as permitted by MC 20.24.050.



PROJECT ADDRESS: 806 CURTIS STREET

**SUBMITTAL REQUIREMENTS FOR PLANNING AND ZONING APPLICATIONS  
REQUIREMENTS MAY VARY WITH INDIVIDUAL PROJECTS – CONTACT STAFF FOR DETAILS**

**SELF-CERTIFICATION CHECKLIST**

**As part of the application, the following requirements must be included and each box checked by the applicant certifying that requirements have been satisfied.**

- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- Installation of story poles ten days before the public hearing (second story additions only)

Project plans include the following for a complete submittal:

- Cover page including project description with FAR and lot coverage information
- Dimensioned site plan including proposed parking layout and curb cuts
- Existing elevations with building heights
- Proposed elevations with building heights
- Building sections
- Floor plans (existing and new)
- Roof plan
- Window schedule/details
- Street elevation showing neighboring properties
- Detailed photos of the existing home and proposed location of new development

Please check each box indicating you have sign below indicating that you have included all of the above information and understand that your applicant will not be processed until all of the information is included.

**I have included the above information and understand that if there any incomplete information, my application will not be processed.**

x \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Please contact the Community Development Department if you have any additional questions. We are open with the following hours:

Monday, 8:30 AM-7:00 PM  
Tuesday-Thursday 8:30 AM-5:00 PM  
Friday 8:30 AM-12:30 PM  
Closed for lunch from 12pm-1:15 pm daily  
Albany City Hall  
1000 San Pablo Avenue, Albany, CA 94706  
TEL: (510) 528-5760

JASON KALDIS ARCHITECT, INC.  
1250 ADDISON STREET, STUDIO 210  
BERKELEY CA 94702  
PH 510-549-3584 FX 510-549-3574  
JASON@JKALDISARCHITECT.COM

City of Albany  
JUL 08 2016  
Community Development

07 July 2016

Anne Hersch, City Planner  
City of Albany Community Development  
Planning Division  
1000 San Pablo Ave  
Albany, CA 94706

Re: 806 Curtis Street – Albany CA – Request for Design Review

Proposed:

Upper story front bedroom addition (86 SF) and rear bedroom addition (79 SF), and a lower story rear study room addition (79 SF) to the existing house. The ground floor level requires a column/pilaster element in order to maintain the existing 9'-11 1/2" clear passage to the existing 7'-6" wide by 7'-1" high garage door; the decorative column/pilaster feature is similar to other features found throughout Albany. The proposed existing building materials match the existing painted stucco walls, existing parapet roof and roof coverings, vinyl windows, and trims of the original house.

1. The proposed building height matches the existing parapet height and does not exceed the maximum allowable height.
2. The proposed floor area is allowable and does not exceed FAR limitations.
3. The sidewalls at the proposed addition will be setback to conform with the minimum required setbacks; the front and rear walls of the addition provides greater than the minimum setback required.
4. The open space below the proposed addition remains unenclosed to maintain the original vehicular access to the existing garage beyond.
5. On site parking will not be reduced or affected by the proposed upper story addition or by the supporting column/pilaster element at grade and will provide a covered, but unenclosed area where a small car could be sheltered from rain and sun in front of the existing one car garage.
6. Access to the existing side yard remains through a 9'-11 1/2" wide paved driveway.
7. The structural/decorative buttress element– the shaped top of the column/pilaster (concealing a structural beam) - does not enclose any habitable or usable space (nor could enclose any habitable or usable space) and is necessary structurally and positionally to maintain the driveway clearance, and is similar to the structural and decorative buttresses that project into required side yards found on many homes throughout Albany – elements which mark or celebrate side yard vehicular and/or pedestrian entrances. (The structural/decorative buttress is similar to a house at 822 Pomona Ave that was added to about 6 years ago.)

8. Removing structural and decorative buttress features from existing homes in Albany previously has been discouraged by staff and Commission when making Design Review Findings on other single-family residential applications. Precedent therefore can be found for preserving, repairing, restoring, recreating or proposing such structural and design elements as a Design Review feature that is harmonious with the existing home and pattern of surrounding homes.
9. The proposed addition is necessary and desirable for, and compatible with, the neighborhood.
10. The proposed improvements will not be detrimental or create adverse impacts in any respect.
11. The proposed improvements are consistent with the Zoning Ordinance and General Plan policies and standards, including the purpose and intent of Design Review to assure that resulting development is visually and functionally appropriate to site conditions and harmonious with surroundings and that site access and vehicular parking is maintained and sufficient.

Sincerely,

Jason Kaldis, Architect (Lic. C22085)