

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

Agenda date: June 27, 2012
Prepared by: ALH

ITEM: 4d

SUBJECT: PA 12-023: 812 Ramona 1st & 2nd Story Addition Design Review

The applicant is seeking design review approval for a new 1st and 2nd story addition to the home at 812 Ramona. The existing home has 2 bedrooms and 1 bath and is 1,129 sq. ft. on a 5,000 sq. ft. lot. The applicant would like to add 659 sq. ft. to the first floor creating an expanded living room, dining room, and a new second bath. The second floor is proposed to be 976 sq. ft. and will include two new bedrooms, two bathrooms, and a bonus room. This results in a four bedroom, four bath home. The building height is proposed to be 21'8". One parking space will be provided in the garage and an uncovered parking space is proposed adjacent to the garage. The current home is a single story Arts & Crafts appearance and the proposed design is Neo-Mediterranean.

SITE: 812 Ramona

APPLICANT: Santiago-Leon Balzas

PROPERTY OWNER: Carolina Balzas & David Guendelman

ZONING: R-1 Low Density Residential

STAFF RECOMMENDATION

The applicant has requested that this item be continued to a date certain of July 24, 2012 which is more convenient for their schedule.