



**TO:** ALBANY PLANNING & ZONING COMMISSION  
**FROM:** ANNE HERSCH, AICP, CITY PLANNER  
**SUBJECT:** PA 12-023 Design Review for 1<sup>st</sup> & 2<sup>nd</sup> Story Addition at 812 Ramona  
**DATE:** January 17, 2013

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<b>Property Owner:</b> David Guendelman & Carolina Balazs 812 Ramona Albany, CA 94706	<b>Applicant/Representative:</b> Santiago Balazs P.O. Box 7163 Berkeley, CA 94707
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<b>PROJECT:</b> 812 Ramona Design Review <b>FILE:</b> PA 12-023 <b>LOCATION:</b> 812 Ramona <b>GP LU:</b> Low Density Residential <b>ZONING:</b> R-1 Residential Single Family <b>PLANNER:</b> Anne Hersch	<b>Original filing:</b> May 24, 2012 <b>Date Reviewed &amp; Approved by Commission:</b> 9/12/12
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### **REQUEST**

The applicant received Design Review approval in September 2012 for a new 1<sup>st</sup> and 2<sup>nd</sup> story addition to the home at 812 Ramona. Due to extenuating circumstances, the applicant can only proceed with Phase 1 of construction, and not Phase 2. The applicant has re-submitted modified Phase 1 plans to reflect the change.

### **STAFF RECOMMENDATION**

The Planning and Zoning Commission review and the Phase 1 design changes and direct staff to approve the design modifications administratively.

### **ANALYSIS**

The applicant received approval to construct a first and second story addition that would have added 1,635 sq. ft. (659 sq. ft. + 976 sq. ft.) to the existing home. Originally, the Commission considered both Phase 1 and Phase 2 in the original approval. Due to cost considerations, the applicant has indicated that they only have funds to proceed with Phase 1. The applicant has scaled back the project to 1,202 sq. ft. (640 sq. ft. + 562 sq. ft.), a reduction of 433 sq. ft. and the elimination of the second floor master suite. Additionally, the applicant has proposed to maintain existing composition shingle on the north elevation. Clay tile trim will be visible from the

front façade. With the revision to construct Phase 1 only, the north elevation has been modified from the previous design to include new second story window details.

**ATTACHMENTS**

1. Applicant Letter
2. Revised Exterior Elevations
3. Previously Approved Exterior Elevations

January 5, 2012

To the Albany Design Review Committee:

We wanted to give you an update on our remodel/expansion plans for 812 Ramona Ave. Originally, our full plan included Phase 1 and 2, with a full master suite on the second floor. Unfortunately, due to cost considerations, we will be unable to build the Master Suite, which was the main focus of Phase 2; the full build-out simply put us over what our budget allows. Fortunately, we are still able to proceed with the rest of the project (Phase 1), which allows us to retain what our original plan included, minus the Suite. In essence, our final plan includes 3 bedrooms and an office, since we work from home in the home office. The façade of the house still retains its Colombian/colonial style feel, with the front porch being the central focus of the house. This is essential to us!

By eliminating the Master Suite, we are able to retain a significant portion of the home's original roof that covers Bathrooms 1 and 2, and Bedroom 1. This allows us to retain the roof structure and the roof itself, and save considerable money. In addition, rather than cover this roof with clay tile, we decided to keep this roof composition shingle, as it will also result in cost-savings. Since the front room (Bedroom 2) that faces the street *will* include clay tile roofs, this posterior part of the house will be virtually unseen from the street. What vantage point does remain will have a border of clay tile roofs along the existing roof line and edge, so that any glimpse from the street has the "look" of the clay tile roofs in the front portion of the house. Lastly, as shown in the North Elevation, we added two windows on the north-facing wall of the second floor, since we removed the whole section of the Master Suite.

Thank you for considering this update. We are still very happy and excited with our building plans, and feel confident that our original intent of a Californian/Latin fusion remains the same.

Sincerely,

Carolina Balazs & David Guendelman