



# PLANNING & ZONING COMMISSION

## Staff Report

June 25, 2025

### PA25-021 – 820 Key Route Boulevard

Use Permit and Design Review request to demolish the existing 246 sq. ft. rear deck and unpermitted, 67.3 sq. ft. laundry room at the rear and construct an approximately 314 sq. ft. first-story rear addition and a new, 115 sq. ft. lower-level deck at the rear. The addition requires a Use Permit to horizontally extend the existing, non-conforming 2'-1" right (north) side yard setback where a 3' setback is required, and Design Review for the addition and deck. The proposed project does not raise the existing height of the residence and would result in a one-story, 1,339.4 sq. ft. residence with a 16'-5" maximum height at the rear.

### Project Details

Applicant:	Daniel Winterich
Property Owner:	Eli Mendiola
General Plan:	Low Density Residential – LDR
Zoning/Overlay:	Residential Single Family – R-1
Permit Review:	
<ul style="list-style-type: none"><li>• Design Review for alteration/addition &lt; 400 sq. ft. and deck per §20.100.050</li><li>• Use Permit to vertically extend a non-conforming setback per §10.24.020.A</li></ul>	

### 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	June 10, 2025
Application deemed complete	June 12, 2025
Public Hearing Notices Mailed	June 12, 2025
Planning & Zoning Commission Hearing	June 25, 2025

## Setting, Background, & Project Description

The 3,507-square-foot subject lot is located on the west side of Key Route Boulevard between Washington Avenue to the north and Solano Street to the west and abuts the Ohlone Bike Trail and BART tracks at the rear (west). The lot is developed with an approximately 1,093-square-foot, three-bedroom/one-bathroom single-family home constructed in an eclectic style in 1925 with a 246 sq. ft. rear deck. An unpermitted 67.3 sq. ft. laundry room is located at the right and rear (northwest) of the residence. The existing home has a non-conforming 2'-1" right (north) side yard setback, where a minimum of 3 feet is required.

The proposed project proposes to demolish the fire-damaged rear deck and unpermitted laundry room and construct a 314-square-foot, 16'-5" tall single-story rear addition and a smaller, 115 sq. ft. lower-level deck with stairs at rear and right (southwest) side of the house. The scope of work includes other interior and exterior changes and repairs. A Use Permit is required to horizontally extend the existing, non-conforming 2'-1" right (north) side yard setback.



The project does not propose changes to the front façade or the existing 20'-7" height of the residence and would result in a 1,340 sq. ft., one-story, four-bedroom and one-bathroom residence.

Proposed materials and colors include warm gray and off-white stucco walls, charcoal asphalt composition shingle roof, white windows to match (fiberglass for windows visible from the street and vinyl for the rest) and painted wood doors. The project is under 0.45 FAR and does not qualify as exceptional design.

## Site Regulations - [AMC §20.24.020](#)

	Existing	Proposed	Required
<b>Setbacks</b>			
Front (east)	15' @wall 10'-2.25" @steps	No change	15' min.
Left Side (south)	2'-3.6"	3'-11"	3' min.
Right Side (north)	0' @front portion 2'-11" @rear portion	2'-1"	3' min.
Rear (west)	68'-4.3" @wall 58'-3.75" @steps	55'-9.75" @addition 51'-5" @steps	20' min. 14' min. @steps
<b>Area</b>			
Lot Size	3,507	No change	3,750
Lot Coverage	31%	29.2%	50% max.
Height	21'-7" @front portion 16'-5" @rear portion	16'-5" @addition	28' max.
<b>Floor Area (sq. ft.)</b>			
Total FAR Calculable Floor Area	990.2	1,304.4	1,928.8 max.
Floor Area Ratio (FAR)	0.280	0.372	0.55 max.

## Residential Design Guidelines Criteria & Analysis

Criteria	Analysis
<b>Landscape Design</b> <ul style="list-style-type: none"> <li>The front yard is the home's contribution to the community</li> <li>Pedestrian emphasis</li> </ul>	The residence features a landscaped front yard and rear yard. The project is under 0.45 FAR and does not qualify as an exceptional design hence does not require a landscape plan.
<b>Outdoor Space</b> <ul style="list-style-type: none"> <li>Rear Yard Decks, Roof Decks, Balconies</li> <li>Indoor/Outdoor Flow</li> </ul>	The project proposes to demolish the existing rear deck and construct a smaller deck, which will maintain access from the house to the rear yard.
<b>Architectural Design</b> <ul style="list-style-type: none"> <li>Front porches and covered entries</li> <li>Architectural relief, Trim and details provide warmth and character</li> <li>Paint Color, Building materials, &amp; Window details</li> </ul>	The proposed addition retains the front façade of the residence and extends the single-story home towards the rear. The plans feature a roof pitch, design elements, colors and materials to match, visually enhance, and complement the existing residence.

Criteria	Analysis
Livability <ul style="list-style-type: none"><li>• Modernizing interior space for better function and long-term occupancy</li><li>• Interior Ceiling Heights</li><li>• Universal Design</li></ul>	The scope of work includes two new bedrooms and other renovations and repairs to fire-damaged structures and areas which would enhance the livability as well as the interior and exterior spaces of the residence.
Context <ul style="list-style-type: none"><li>• Compatibility with adjacent homes</li><li>• Privacy considerations</li></ul>	The proposed project will be in scale with nearby residences along Key Route Boulevard. Potential privacy concerns are minimized as most of the new windows on the left (south) face a neighboring house stucco wall with glass block windows, rear windows are at a considerable distance from the rear property line, and no windows are proposed on the right (north) side.

## 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

Categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").

## Attachments

1. Findings
2. Conditions of Approval
3. Project Plan Set, dated May 28, 2025

Staff Planner: Mira Hahn, Associate Planner