



Findings for Approval

Attachment 1

June 25, 2025

PA25-012 – 820 Key Route Boulevard

Use Permit and Design Review 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 sq. ft. residence with a 16'-5" maximum height at the rear.

CEQA Findings

The project is categorically exempt from the provision of the California Environmental Quality Act (CEQA, Public Resource Code §21000, et seq. and California Code of Regulations, §15000 et seq.) pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities"). Furthermore, none of the exemptions in CEQA Guidelines 15300.2 apply.

Design Review Findings (AMC §20.100.050.E)

1. *The project conforms to the General Plan, any applicable specific plan, applicable design guidelines adopted by the City of Albany, and all applicable provisions of this Chapter.*

The General Plan designates this area for residential development. Additionally, the project meets City zoning standards for location, intensity, and type of development.

2. *Approval of project design is consistent with the purpose and intent of this section, which states "designs of projects...will result in improvements that are visually and functionally appropriate to their site conditions and harmonious with their surroundings, including natural landforms and vegetation. Additional purposes of design review include (but are not limited to): that retention and maintenance of existing buildings and landscape features are considered; and that site access and vehicular parking are sufficient."*

The proposal is in scale and harmony with existing development in the vicinity of the site. The architectural style, design and building materials are consistent with the City's Residential Design Guidelines. The project will not create a visual

detriment at the site or the neighborhood. The proposed project is attractive in appearance and complementary with the existing home.

3. *Approval of the project is in the interest of public health, safety, and general welfare.*

The proposed project is subject to conditions of approval and requires building permit issuance, inspections and final. The project will, therefore, be constructed in a manner as to not be detrimental to the health, safety, convenience' and welfare of those in the area and would not adversely impact property, improvements, or potential future development in the area.

4. *The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.*

The project as designed is in substantial compliance with the standards as stated, including harmonious materials, and well-proportioned massing.

Use Permit Findings (AMC §20.100.030.D)

1. *Necessity, Desirability, Compatibility. The project's size, intensity and location of the proposed use will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.*

The extension of the non-conforming setback will provide architectural continuity with the existing home that is compatible with the surrounding neighborhood.

2. *Adverse Impacts. That such use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or physically injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:*
 - a. *The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;*
 - b. *The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;*
 - c. *The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;*
 - d. *Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.*

The project will not affect accessibility or traffic patterns, nor create offensive emissions. The project will not create a visual detriment at the site or the neighborhood.

3. *Consistency with Zoning Ordinance, General Plan and Specific Plan. That such use or feature as proposed will comply with the applicable provisions of this chapter and will be consistent with the policies and standards of the General Plan and any applicable specific plan.*

The General Plan designates this area for residential development. Additionally, the project meets City zoning standards for location, intensity, and type of development.