

ALBANY CALIFORNIA

CITY OF ALBANY COMMUNITY DEVELOPMENT DEPARTMENT PRELIMINARY APPLICATION FORM FOR HOUSING DEVELOPMENT PROJECTS PURSUANT TO SENATE BILL 330

Preliminary Application Submittal Requirements

65941.1. (a) An applicant for a housing development project¹, as defined in paragraph (2) of subdivision (h) of Section 65589.5, shall be deemed to have submitted a preliminary application upon providing all of the following information and upon payment of the permit processing fee:

(1) The specific location, including parcel numbers, a legal description, and site address, if applicable.

The project site, 540 San Pablo Ave., is located at the intersection of San Pablo and Clay St. and will involve the lot line merger of all the following APN: 66-2797-2-3, 66-2797-4, 66-2797-5, 66-2797-6, 66-2797-7-2, 66-2797-9-2, 66-2797-23, 66-2797-24, & 66-2797-25.

(2) The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

Attach as Exhibit 1
[See attached Exhibit 1](#)

(3) A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied.

Attach as Exhibit 2
[See attached Exhibit 2](#)

¹ "Housing development project" means a use consisting of any of the following:

(A) Residential units only.

(B) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.

(C) Transitional housing or supportive housing.

APPLICATION #

(4) The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

The project proposes 207 residential dwelling units and 4 separate commercial spaces. The project will consist of 204,140 SF of residential development, 31,850 SF of covered parking associated with the residential development, and 9,500 SF of commercial development.

(5) The proposed number of parking spaces.

The project proposes a total of 197 parking spaces (173 residential and 24 commercial).

(6) Any proposed point sources of air or water pollutants.

The project does not create any point sources of air or water pollution.

(7) Any species of special concern known to occur on the property.

No special species of concern are known to occur on the property.

(8) Whether a portion of the property is located within any of the following:

(A) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178. [Not applicable](#)

(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993). [Not applicable](#)

(C) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. [Not applicable](#)

(D) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.
[Not applicable](#)

(E) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2. [Not applicable](#)

(F) A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code. [Not applicable](#)

Attach location as Exhibit 3 if applicable

(9) Any historic or cultural resources known to exist on the property.

No historic or cultural resources are known to exist on the property.

(10) The number of proposed below market rate residential units and their affordability levels.

The project proposes 21 BMR residential units for Very Low Income households

(11) The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.

The project is requesting waivers for the following items: allowable gross floor area, solar plane, and maximum height. The project is also requesting two cost-reduction concessions: (1) to reduce the amount of required open space and (2) to eliminate the time and costs associated with additional applications to meet the PUD requirement.

(12) Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.

The project is not requesting any approvals under the Subdivision Map Act.

(13) The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Attach as Exhibit 4
[See attached Exhibit 4](#)

(14) The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied, unoccupied, or protected (see definition below)².

There are no existing residential units on the site that will be demolished.

(15) A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands. [Not applicable](#)

Attach as Exhibit 6 if applicable

(16) The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.

Attach as Exhibit 7 if applicable
[See attached Exhibit 7](#)

² "Protected units" means any of the following:

- (I) Residential dwelling units that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the past five years.
- (II) Residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years.
- (III) Residential dwelling units that are or were occupied by lower or very low income households within the past five years.
- (IV) Residential dwelling units that were withdrawn from rent or lease in accordance with Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 within the past 10 years.

540 SAN PABLO - SB 330 APPLICATION
EXHIBIT 1

SUMMARY OF MAJOR PHYSICAL ALTERATIONS: THE EXISTING COMMERCIAL STRUCTURES AND PARKING ON SITE, AS SHOWN BELOW, WILL BE DEMOLISHED TO CONSTRUCT A NEW MIXED-USE PROJECT WITH 207 DWELLING UNITS, GROUND LEVEL COMMERCIAL SPACES AND LOBBIES, AND PARKING (COVERED AND UNCOVERED), UTILIZING THE STATE OF CALIFORNIA DENSITY BONUS.

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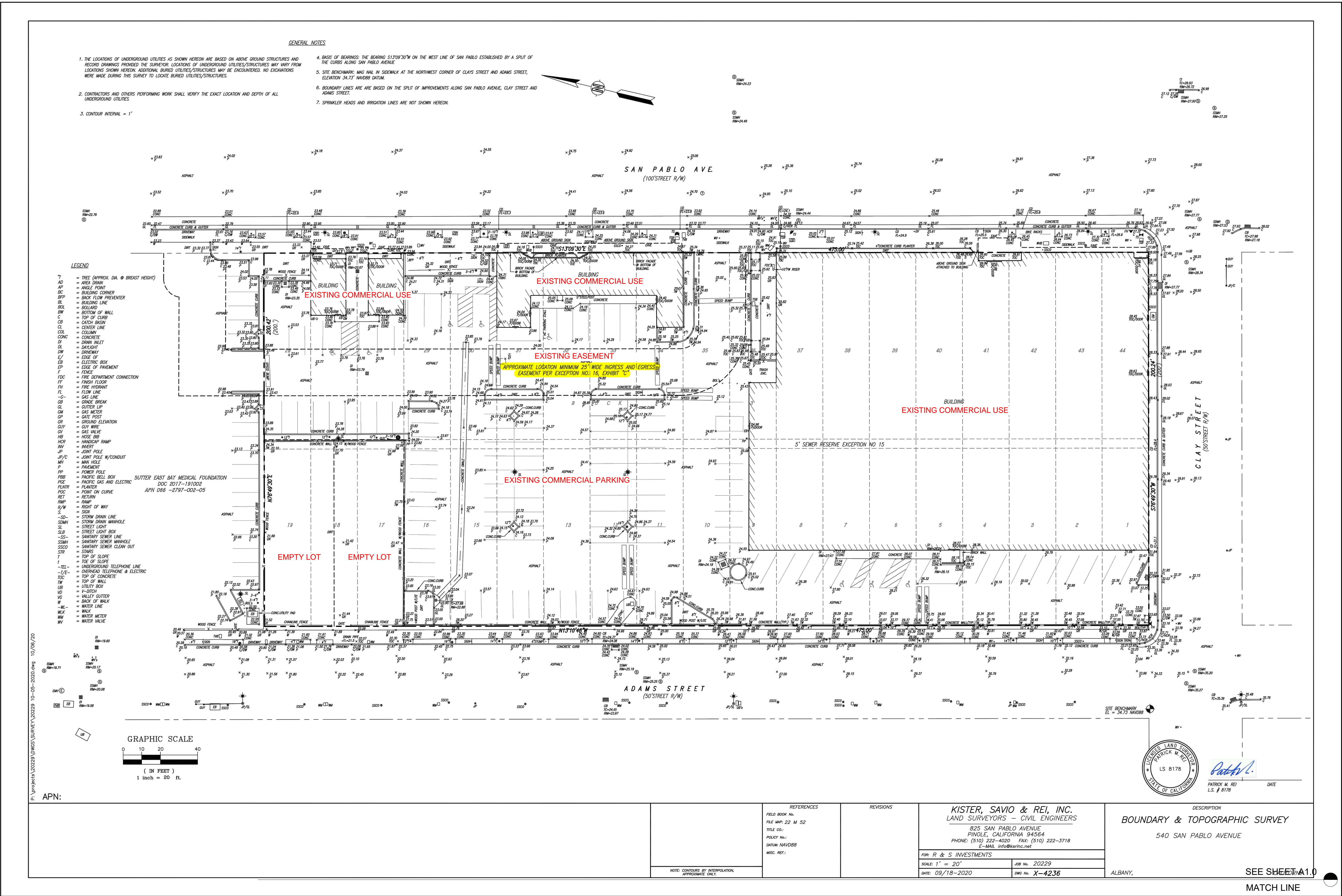
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BOUNDARY &
TOPOGRAPHIC
SURVEY

A1.0



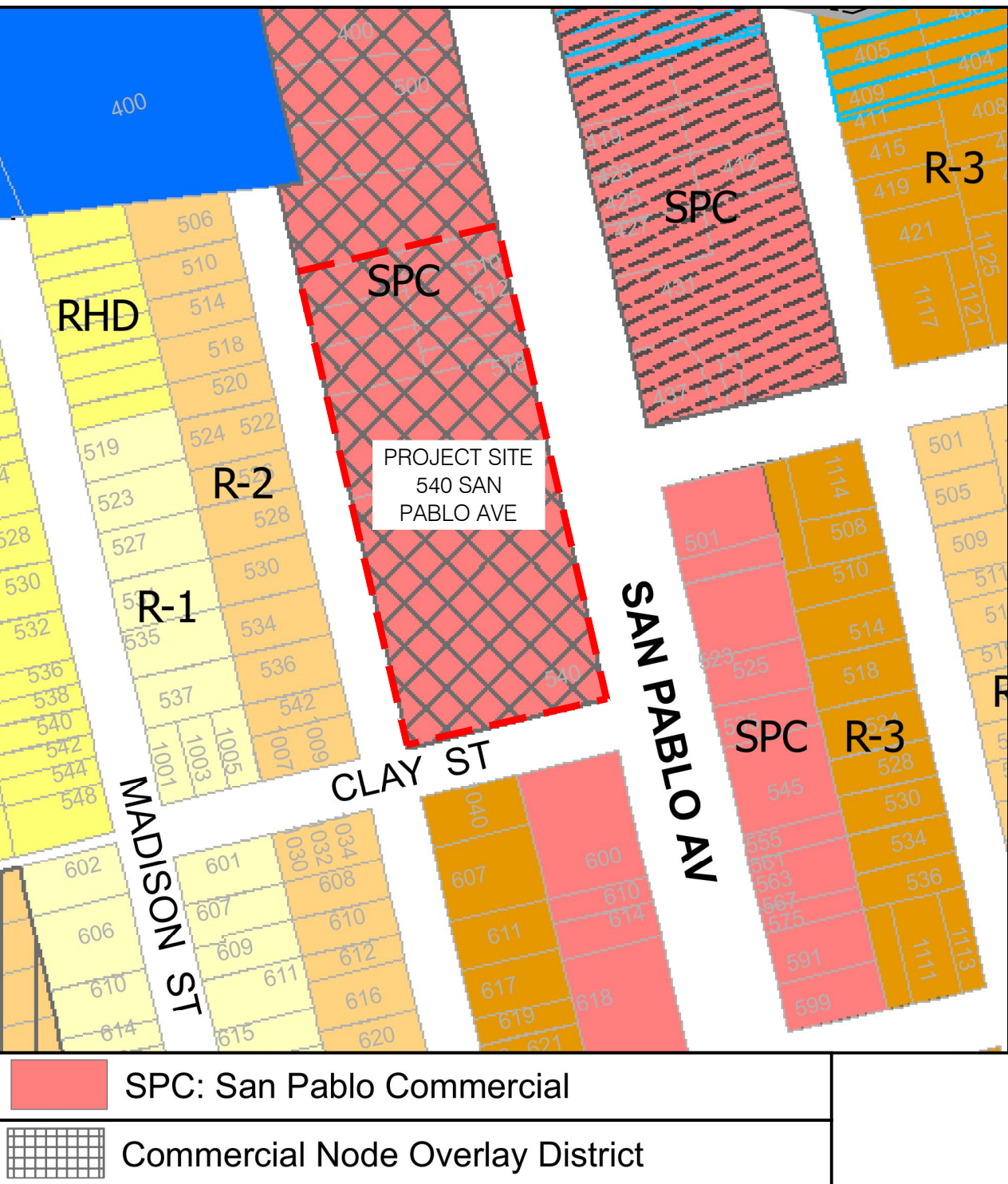
Standard	Zoning District				
	SC	SPC	CMX	WF ⁽¹⁾	PF ⁽¹⁾
Maximum Density (dwelling units/acre where residential development is proposed)	20 unit minimum 63	20 unit minimum 63	N/A	N/A	N/A
Maximum FAR (floor area/lot area ratio)					
Mixed-use development (more than 1 use, including residential and commercial or other permitted nonresidential uses)	1.25	2.25	0.5	0.5	N/A
Commercial portion of any development (not to be exceeded, regardless of mix with other uses, or any bonus increase in the total FAR of development)	1.25	0.95	0.5	0.5	N/A
Multifamily dwelling, where it is the sole use of a site	1.25	N/A	N/A	N/A	N/A
Live/work space	N/A	N/A	(4)	N/A	N/A
Minimum Lot Area per Dwelling Unit (square feet)	N/A	N/A	(2)	N/A	N/A
Minimum Lot Size (square feet)	None	None	5,000		None
Minimum Lot Width (feet)	None	None	50		None
Maximum Lot Coverage (% of lot area)	100%	100%	80%		

Standard	Zoning District				
	SC	SPC	CMX	WF ⁽¹⁾	PF ⁽¹⁾
Maximum Building Height (feet)	35	38/20/12 ⁽⁴⁾	45		40
Minimum Yard Setbacks (feet)					
Front, or exterior side	(8)(7)	(8)(7)	None	(3)	
Side, interior	(8)	(8)	(8)		
Rear	(8)(10)	(8)(10)	(9)		
Maximum Fence Height	See Subsection 20.24.110				
Minimum Usable Open Space (multifamily dwellings)	See Subsection 20.24.090				

3 BASE ZONING STANDARDS

STATE DENSITY BONUS TABLE							
Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
Max. Residential Density/Site Area (rounds up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)
138	15%	20.70	21.00	50.0%	69.00	69	207
DENSITY BONUS MATRIX							
Base Project # Units	# VLI	% VLI	% DB	Total Units with DB	# of Allowable Concessions		
138	7	5%	20.0%	166	1		
138	9	6%	22.5%	170	1		
138	10	7%	25.0%	173	1		
138	12	8%	27.5%	176	1		
138	13	9%	30.0%	180	1		
138	14	10%	32.5%	183	2		
138	16	11%	35.0%	187	2		
138	17	12%	38.8%	192	2		
138	18	13%	42.5%	197	2		
138	20	14%	46.3%	202	2		
138	21	15%	50.0%	207	3		
CITY OF ALBANY INCLUSIONARY HOUSING REQUIREMENT TABLE							
(Does not include Density Bonus Units)							
Base # New Units	Inclusionary %	Total Inclusionary Units Req.	Total Inclusionary Units Req.	#VLI Units	#LI Units	Total Inclusionary Units Provided	
See Above	Per AMC	(Rounds Up at .5)		(From State DB Table)			
138	15%	20.7	21	21	0	21	

4 DENSITY BONUS & INCLUSIONARY HOUSING TABLE



2 ZONING MAP

PROJECT DATA				
	BASE ZONING	ALLOWABLE W/ DENSITY BONUS	PROPOSED 50% DENSITY BONUS	COMPLIANCE
ZONING	SPC			N/A
ZONING OVERLAY	COMMERCIAL NODE OVERLAY			N/A
ALLOWABLE CONCESSIONS	N/A	3	1	N/A
SITE AREA (SQ. FT.)	95,156	95,156	95,156	N/A
SITE AREA (ACRES)	2.18	2.18	2.18	N/A
DENSITY	63	95	95	COMPLIES
ALLOWABLE UNITS	138	207	207	COMPLIES
FAR	2.25	3.375	2.58	COMPLIES
ALLOWABLE GSF	214,101	321,152	245,490	DB WAIVER
REMAINING UNUTILIZED GSF	N/A	N/A	75,662	
COMMERCIAL PORTION OF FAR	0.95	N/A	0.10	DB WAIVER
LOT COVERAGE	100%	100%		COMPLIES
SETBACKS				
SAN PABLO	0'	0'	0'	COMPLIES
CLAY	0'	0'	8'	COMPLIES
ADAMS	15'	15'	16'-10"	COMPLIES
NORTH	0'	0'	7'	COMPLIES
PARKING SETBACK AT ADAMS	10'	10'	10'	COMPLIES
PORCH/STAIR PROJECTIONS AT YARDS	6'	6'	6'	COMPLIES
SOLAR PLANE AT ADAMS				DB WAIVER
HEIGHT (BUILDING A)	38' (4-STORIES)	67'-6" (6-STORIES)	58'-0" (5-STORIES)	DB WAIVER
HEIGHT (BUILDING B)	38' (4-STORIES)	67'-6" (6-STORIES)	67'-6" (6-STORIES)	DB WAIVER
OPEN SPACE (SEE TABLE)	N/A	41400	13997	CONCESSION
PARKING (SEE TABLE)	N/A	164.75	197	COMPLIES

BUILDING A							
	FLOOR AREA	GARAGE	CONST. SF	STUDIO	1-BR	2-BR	TOTAL
LEVEL 5	24,965		24,965	5	14	9	28
LEVEL 4	24,965		24,965	5	14	9	28
LEVEL 3	24,965		24,965	5	14	9	28
LEVEL 2	24,965		24,965	3	14	9	26
LEVEL 1	11,750	19,470	34,635				0
TOTAL	111,610	19,470	131,080	18	56	36	110

BUILDING B							
	FLOOR AREA	GARAGE	CONST. SF	STUDIO	1-BR	2-BR	TOTAL
LEVEL 6	17,610		17,610	3	8	7	18
LEVEL 5	18,635		18,635	3	9	8	20
LEVEL 4	18,635		18,635	3	9	8	20
LEVEL 3	18,635		18,635	3	9	8	20
LEVEL 2	18,635		18,635	2	9	8	19
LEVEL 1	9,880	12,380	22,260				0
TOTAL	102,030	12,380	114,410	14	44	39	97

TOTAL PROJECT							
	FLOOR AREA	GARAGE	CONST. SF	STUDIO	1-BR	2-BR	TOTAL
AREA PER UNIT				450	675	1,010	
TOTAL	213,640	31,850	245,490	32	100	75	207
FAR		2.58	UNIT MIX		15%	48%	36% 100%

AFFORDABLE HOUSING							
				STUDIO	1-BR	2-BR	TOTAL
DENSITY BONUS (15% X BASE ALLOWABLE UNITS)				3	10	8	21
			UNIT MIX	14%	48%	38%	100%
SEE STATE DENSITY BONUS TABLE & CITY OF ALBANY INCLUSIONARY HOUSING REQ. TABLE FOR MORE DETAIL							

PARKING		DENSITY BONUS REQUIREMENT			PROVIDED			
	BEDROOM QNTY OR SF	RATIO PER	ZONING REQ.	TOTAL PROVIDED	INDOOR	OUTDOOR	UNITS OR SF	RATIO
BUILDING A	146	0.5	73	92	70	22	110	0.84
BUILDING B	136	0.5	68	81	50	31	97	0.84
COMMERCIAL PARKING	9,500	1/400	23.75	24		24	9,500	
TOTAL			164.75	197	120	77		

OPEN SPACE				
	ZONING REQUIREMENT			
	UNIT COUNT	RATIO PER	TOTAL REQ	
UNITS	207	200	41400	
TOTAL PROVIDED (CONCESSION)			13997	
COMMON AREA				
BUILDING A PODIUM			5240	
BUILDING B PODIUM			2100	
BUILDING B ROOF DECK			875	
PRIVATE PATIOS (MAX 100SF PER UNIT)				
BUILDING A TOTAL	1825	2	3650	
BUILDING B TOTAL	1066	2	2132	

1 ZONING INFORMATION

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ZONING INFORMATION

A0.1

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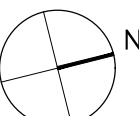
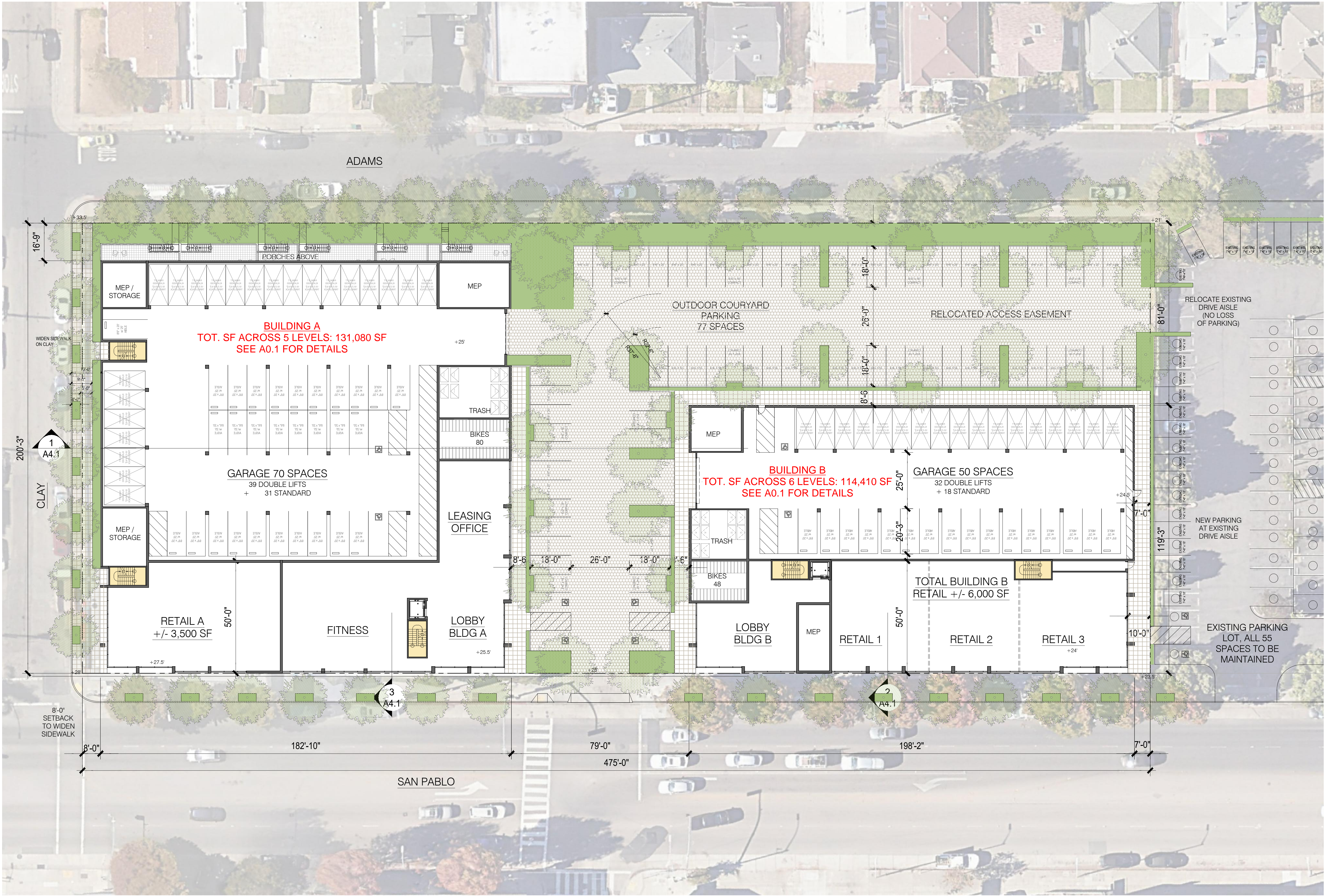
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GROUND LEVEL PLAN

A2.1



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TYPICAL RESIDENTIAL
LEVEL PLAN

A2.2



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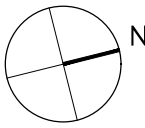
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TYPICAL RESIDENTIAL
LEVEL PLAN

A2.3



1
-
PLAN AT TYPICAL RESIDENTIAL LEVELS 3, 4 & 5
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36



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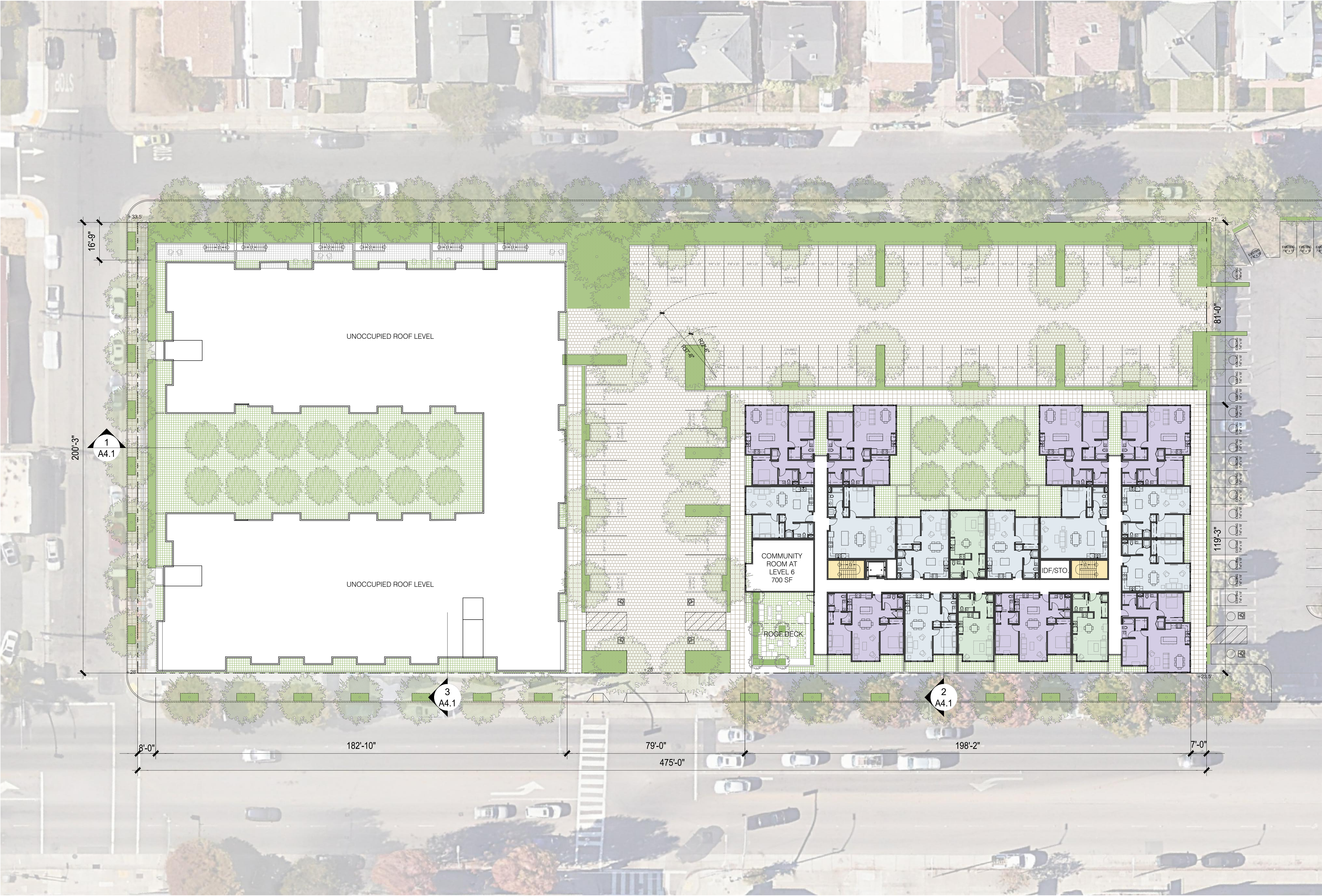
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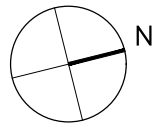
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TYPICAL RESIDENTIAL
LEVEL PLAN

A2.4



1
-
PLAN AT LEVEL 6
1"=40'-0" @ 11x17
1"=20'-0" @ 24x36



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ELEVATIONS

A3.1



2 NORTH ELEVATION
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36



1 SAN PABLO ELEVATION
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36

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ELEVATIONS
PLANS

A3.2



2
CLAY ELEVATION
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36



1
ADAMS ELEVATION
1"=40'-0" @ 11x17 1"=20'-0" @ 24x36

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540 San Pablo Ave. Mixed Use

Albany CA, 94706

January 25, 2021

Exhibit 4

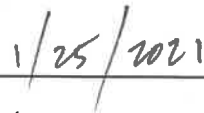
Applicant: Isaiah Stackhouse
Trachtenberg Architects
Address: 2421 Fourth Street
Berkeley, CA 94710
Email: isaiah@trachtenbergarch.com
Phone: 510.649.1414 ext. 124

Owner Authorization Statement:

R&S Realty, the owner of the 540 San Pablo Ave., hereby authorizes Isaiah Stackhouse of Trachtenberg Architects to serve as the applicant for the proposed project at 540 San Pablo Ave.



Owner Signature


Date