

City of Albany
Planning and Zoning Commission
Staff Report

Meeting Date: January 8, 2008

Prepared by: AK

Agenda Item: 6a

Reviewed by: JB

Subject: 1161-1175 Solano. Planning Application 07-017. Parking Exception. Design Review. Recommendation to the City Council Regarding an Entertainment Permit. A request for Design Review approval to allow the remodel and small addition to three commercial units to create a 2,153sq.ft. commercial building at the corner of Solano Avenue and Stannage Avenue. An entertainment permit is also requested, which increases the parking requirements and triggers the need for a parking exception for 17 parking spaces.

**Applicant/
Owner:** Patricia Alaracon with Friedman/Brueggemeyer for Tony Kershaw with Solano Group

Recommendation

Approve the Parking Exception and Design Review subject to the attached findings and conditions and recommend approval of the Entertainment Permit to the City Council.

Previous Action

No major improvements have recently been made at the property.

Project Description

The subject property is a 16,272sq.ft. parcel located in the Solano Commercial District (SC) between 1161 and 1187 Solano Avenue, between Stannage Avenue and Cornell Avenue. The applicant would like to remodel three adjoined commercial spaces located at the northwest corner of the parcel that are currently occupied by a tennis shop, beauty salon and office building and add 159sq.ft. to create one 2,153sq.ft. commercial building that will have a café use.

The applicant is currently in negotiations with Café Trieste as the potential tenant. Café Trieste currently has its original shop in North Beach and an additional stop in Berkeley, at the corner of San Pablo Avenue and Dwight. The cafes offer coffee beverages, food and the applicant would also like to obtain a full liquor license. The proposed tenant, however intends only to offer beer, wine, and specialty Italian liqueurs.

The applicant would also like to request an entertainment permit to allow amplified live music between the hours of 7pm and 9pm Monday thru Thursday, 7pm and 10pm Friday and Saturday,

and 2pm and 5pm on Sundays. Entertainment permits must be granted by the City Council. The entertainment permit, however, also increases the parking requirement. The applicant is requesting a parking exception to allow reduction of 14 parking spaces (The parking exception for 14 parking spaces are explained in further detail below).

The applicant owns all of the commercial buildings to the east of the proposed project to the corner of Solano Avenue and Cornell Avenue, including the US Post Office. There is a 4-unit apartment complex to the north of the property served by a 3-car garage built up to the northern property line of the subject parcel. Commercial uses, which are also in the SC district, are located to the west and south of the property.

The existing buildings have a zero, lot line front and side yard setbacks with a rear yard setback that varies between 5' and 30'. The 159sq.ft. addition area is located between the second and third buildings to create a more cohesive building.

Background on Application

On April 10, 2007 the Planning and Zoning Commission held a study session concerning the applicant's proposal to construct a new building on the site. Following the study session, the applicant modified their application to remodel the existing commercial spaces into one commercial space. The revised application was first received on October 31, 2007 and was deemed complete (for study session submittal requirements) on November 2, 2007. A study session on the revised plan was held on November 13, 2007. During the hearing the Commission requested more information on architectural details, signage, colors, materials, potential noise mitigations and landscaping, which are discussed in further detail below. The applicant has revised the application and is now returning requesting approval of the project.

Environmental Analysis

The proposed project is categorically exempt, from the requirements of CEQA per Section 15332(a) of the CEQA Guidelines, which exempts in-fill development projects.

Identification of Key Issues

Parking

- *Overview of Parking Requirements*

Currently, the existing uses of the site do not have off-street parking. This is a legal non-conforming situation. Assuming that construction is limited to remodeling the existing building, Municipal Code Section 20.28.040(B.1.d) states that an increase in floor area or a change in land use to a category with a greater parking requirement will require additional parking spaces based upon the incremental change of floor area or use. Given that the entire building area is changing use to a restaurant with live entertainment, the parking requirement is 1 space for every 100sq.ft. of gross floor area. With 2,153 gross square feet, 22 parking spaces would normally be required. (A standard restaurant without live entertainments would be required to provide 11 spaces.)

Municipal Code Section 20.28.040(B.2 exempts the first 1500sq.ft. of ground floor retail space from parking requirements. If the Code were interpreted to treat a restaurant with live entertainment as a "retail" use, the parking requirement would be reduced from 22 spaces to 7 spaces. Staff interprets the code section and it as an exemption strictly for retail spaces (e.g., sale of goods), which does not include restaurants.

- *Creation of Additional Shared Parking*

This portion of Solano Avenue is fully developed, and there are no significant sites available for creation of additional parking. The property owner also owns the parking lot located behind the US Post Office, which currently has 17 spaces. These spaces serve a variety of tenants, and are not specifically allocated to the proposed project. As part of the project, the applicant would reconfigure the parking area to create 4 additional parking spaces, which would be specifically allocated to the project. Thus, the overall parking deficit is 18 spaces. In addition, the applicant has indicated a willingness to allow the shared use of this parking lot during evening and weekend hours when other tenants are not open.

As a condition of approval, staff recommends a condition of approval that prior to the issuance of a building permit, implementation details on the shared parking arrangement be provided, including signage. It should be noted that because the only physical change to the parking lot is re-striping, no conditions of approval are proposed for landscaping and lighting of the existing parking lot.

- *Parking Study*

In preparation for the April 10, 2007 study session, staff conducted a weekday parking survey of the area within a 500' radius of the site. In addition, in December, staff conducted parking counts on the weekend afternoon/evening survey (during the proposed hours of live entertainment). The 500' radius parking area was divided into two categories: 1) parking spaces located in the Solano Commercial district; 2) parking spaces located in the Residential district. The following is a table of the parking survey results reflected as: (the number of occupied Spaces)/(total Number of Spaces within a 500' radius of the site).

Time/Date	SC Spaces	Residential Spaces North of Solano	Residential Spaces South of Solano	Total Parking Spaces (% occupied)
12pm, 4/3/07	111/151 = 73.5%	110/121 = 83%	60/67 = 89.5%	271/339 = 80%
3pm, 4/30/07	94/151 = 62%	98/121 = 81%	40/67 = 60%	232/339 = 68%
7pm, 4/2/07	108/151 = 71.5%	81/121 = 67%	35/67 = 52%	224/339 = 66%
7:15pm, 12/29/07	100/151 = 66%	98/121 = 81%	54/67 = 81%	252/339 = 74%
3:00pm 12/30/07	124/151 = 82%	83/121 = 69%	55/67 = 82%	262/339 = 77%

*Parking counts were conducted on days without street sweeping to avoid counts with changes in regular parking behavior.

In summary, there were between 68 and 115 vacant parking spaces within the 500-foot radius. In the commercial portion of the study area, there were between 27 and 57 spaces available. Overall, there was an overall pattern of tight parking within the residential portion of the study area, and adequate parking in the commercial portion of the study area. Thus there appears to be adequate parking available to accommodate the 18 space parking deficit.

- *Parking Policy Issue*

Municipal Code Section 20.28.040 (B.5) requires that findings based on a parking survey within a 500' radius will not have a substantial effect on the parking available for neighborhood uses. Secondly, the proposed project would involve sharing the parking lot with adjacent commercial

Staff recognizes that the request for a parking exception of 18 spaces is larger than typically requested. The hours proposed for live entertainment are limited to between 2-3 hours long, which means that parking availability will potentially be affected for short periods of time. In addition, staff believes that there is adequate parking in the area to provide the 18 additional parking spaces required, and that the proposal will not have a substantial impact on surrounding residences. The parking lot would therefore be available for the café's patrons alone. If the project were new, construction 22 parking spaces would be required for live entertainment at a restaurant. The project would therefore have the required parking for the use, with access to the entire parking lot without patrons present for the other businesses.

Staff recommends a condition of approval requiring that prior to the issuance of a building permit, the applicant provide signage informing patrons about the rear parking area. Staff also recommends a condition of approval requiring employees to use the rear parking area to keep vehicles away from the residential neighborhoods.

Design Review

The proposed building is of a contemporary architectural style. It has a flat roof, and a maximum height of 18'-8". The tallest portion of the building is the west elevation, which runs along Stannage Avenue. The increased height, which is in the form of a squared-off parapet, continues around the corner onto Solano to create a taller, more prominent entry. The taller portion of the building is finished in cement plaster with rectangular shaped windows accenting the side elevation and creating a glass-filled, open entry. The rest of the building has a wood slate and plaster finish. There are sliding glass doors on the south, Solano Avenue facing, elevation and a covered eating area that has more rectangular shaped windows and metal railing, enclosing the area.

There is no predominate architectural style along Solano Avenue. The building appears to be more of a modern style than found typically found on Solano; however, it could be complementary to the eclectic Solano Avenue style. Since the November . Overall it appears to be aesthetically attractive with an appropriate size and mass for its location. The many accent and floor-to-ceiling windows will likely create an open and airy feel.

The applicant has added a color rendering and corner perspective to provide a more detailed visual of how the building materials and colors will look. Non-illuminated free standing lettering is proposed for the signage and two decorative wall banners are proposed to emphasize the building entrance. The metal railing and wood slat parapet are attractive architectural details that add to the contemporary appearance of the building. Two additional windows have also been added to the west elevation to create more architectural interest along the western façade.

Staff recommends a condition of approval requiring that details of signage and lighting be submitted, prior to issuance of a building permit, and subject to staff approval.

Entertainment Permit (Noise)

The majority of the building is finished in cement plaster, which is often a material recommended to mitigate noise from buildings. The applicant has made a conscious effort to not continue the windows along the west elevation, towards the residential areas, to help contain any noise towards Solano Avenue. Staff believes that the entertainment component of Café Trieste could be an asset to Solano Avenue and a complement to other businesses. Nonetheless, staff requested a noise study to identify potential noise issues. The applicant retained Charles Salter and Associates, which recommends that dBA levels be limited to 85dBA with windows closed and 75dBA with windows open. The report also recommends that subwoofers not be used and that the entry doors at the north elevation stay closed. If cross ventilation is needed then a mechanical system should be utilized. Staff recommends a condition of approval requiring that all recommendations as stated in the December 13, 2007 letter from Charles Salter and Associates be complied with at all times.

Outdoor Seating

The right-of-way area along the Solano Avenue frontage of the building varies between 11' and 26'. The sidewalk/right-of-way area is wider at the corner of Solano, which creates a large pedestrian island. The outdoor seating area requires an encroachment permit to allow seating in the public right-of-way. There is also covered outdoor eating area within the building footprint.

Staff believes that outdoor seating at the corner will contribute to creating a vibrant, urban corner on one of the commercial thoroughfares in Albany. The location of the seating, however, would have to be located in areas that allow adequate space for pedestrians to walk and that would not obstruct line-of site for vehicles. All outdoor seating areas would be subject to Engineering review and approval.

Conclusion

Staff believes that the proposed project is attractive in appearance and will provide a service that will be a positive addition to the commercial offerings on Solano Avenue. The café use and live entertainment will liven up the commercial street and provide a variety of music not currently found in the area.

Appeals:

The Albany Municipal Code provides that any action of the Planning and Zoning Commission may be appealed to the City Council if such appeal is filed within 14 days of the date of action. Appeals may be filed in the Community Development Department by completing the required form and paying the required fee.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Application and Project Plans
4. Letter from applicant
5. Charles Salter and Associates Report
6. Draft minutes from November 11, 2007

ATTACHMENT 1 - FINDINGS

Findings for Design Review approval (Per section 20.100.050.E of the AMC)

Required Finding	Explanation
<p>1. <i>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.</i></p>	<p>The General Plan designates this area for commercial development. Additionally, the project meets City zoning standards for location, intensity and type of development. The current buildings have commercial uses and will be on slightly increased in size.</p>
<p>2. <i>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."</i></p>	<p>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 existing dwelling and with the City's Design Guidelines. The proposed project will provide safe and convenient access to the property for both vehicles and pedestrians. The project will not remove any significant vegetation and will not require significant grading. The project will not create a visual detriment at the site or the neighborhood. The current building is old with a nondescript architectural style. The remodeled building will be more aesthetically attractive with a contemporary style. The applicant has made a conscious effort to add contemporary style details that emphasize the street corner and provide large windows to create a more open, airy feeling in relation to the street.</p>
<p>3. <i>Approval of the project is in the interest of public health, safety and general welfare.</i></p>	<p>The proposed project will 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. The remodeled building will be an aesthetic improvement to the site and will provide a café and live music that will be a positive addition to the services currently offered along Solano Avenue. A condition of approval has also been added requiring that all recommendations provided by the noise consultant be complied with at all times.</p>
<p>4. <i>The project is in substantial compliance with applicable general and specific Standards for</i></p>	<p>The project as designed is in substantial compliance with the standards as stated,</p>

<p><i>Review stated in Subsection 20.100.050.D.</i></p>	<p>including Access, Architecture, Natural features, Coordination of design details, Retention and maintenance of buildings, and Privacy.</p>
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Findings for Parking Exception approval (Per section 20.28.040.5 of the AMC)

<p><i>Required Finding</i></p>	<p>Explanation</p>
<p>1. <i>On the basis of a survey or comparable situations, parking demand for the proposed use or uses will be less than the required parking spaces.</i></p>	<p>Entertainment permits, along with parking exceptions, have been granted for similar uses with similar hours of operation, along Solano Avenue. Staff has not received any complaints from surrounding neighbors regarding parking or found a difference in the demand for parking as a result of the approving a parking exception.</p>
<p>2. <i>The probable long-term occupancy of the property or structure, based on the project design, will not generate substantial additional parking demand.</i></p>	<p>The long-term occupancy of the property will generate an increase in parking demand during the evening and weekend hours. The hours when live entertainment would occur are during the evenings and on weekends, which is when the other tenants on the block, and most in the area, are not open for business. The parking lot, serving the block, would therefore be available for the café's patrons alone. If the project were new construction 21 parking spaces would be required for live entertainment at a restaurant. The project would therefore have the required parking for the use, with access to the entire parking lot without patrons present for the other businesses.</p>
<p>3. <i>Based on a current survey of parking space availability and usage within a five hundred (500)-foot walking distance of the boundary of the site of the subject building, a reduction of the parking requirement will not have a substantial effect on the parking available for neighborhood uses.</i></p>	<p>Staff conducted 5 parking counts and found that the average number of occupied parking spaces in the Solano Commercial districts throughout the weekdays is 69%. It appears that there are fewer parking spaces available in the surrounding residential areas but there is approximately a 30% vacancy in the Solano Commercial District. The highest number of occupied spaces occurred during the lunchtime hour where it also appeared that there was a large turnover of spaces with people coming and going more frequently.</p> <p>Staff has recently conducted parking counts on the weekends, during the proposed hours of live entertainment. As might be expected the</p>

occupancy rates are slightly higher on the weekends than during the weekdays. On Saturday evening the residential areas had an occupancy rate of approximately 80%; however, the commercial spaces along Solano Avenue had a much lower rate of 66%. Sunday afternoon was similar with the residential streets having a higher occupancy rate than the commercial spaces.

The weekend parking survey has shown that there is a minimum of 27 parking spaces available in the Solano Commercial district and 77 parking spaces available in the surrounding 500' radius area; therefore, there appears to be more than adequate parking to provide the additional 14 required parking spaces. Also, the hours proposed for live entertainment are between 2-3 hours long, which means that parking availability will potentially be effected for short periods of time.

The hours when live entertainment would occur are during the evenings and on weekends, which is when the other tenants on the block, and most in the area, are not open for business. The parking lot, serving the block, would therefore be available for the café's patrons alone. If the project were new construction 21 parking spaces would be required for live entertainment at a restaurant. The project would therefore have the required parking for the use, with access to the entire parking lot without patrons present for the other businesses.

ATTACHMENT 2 - CONDITIONS OF APPROVAL

1. This approval grants approval of Design Review, Parking Exception and Conditional Use Permit and for an existing building to be remodeled into one commercial unit, as may be modified by conditions herein. Application, project plans and acoustical report submitted by Patricia Alaracon with Friedman/Brueggemeyer for Tony Kershaw with Solano Group, dated received by the Community Development Department on December 17, 2007, and presented to the Planning and Zoning Commission at its meeting of January 8, 2008.
2. The applicants shall pay any and all City and other related fees applicable to the property. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured, and shall be paid prior to issuance of said permit or prior to any City Council final action approval. Notice shall be taken specifically of Plan Check and Inspection Fees.
3. Pursuant to Government Code Section 66474.9, the applicants (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Albany and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval concerning this application, which action is brought within the time period provide for in Section 66499.37. The City will promptly notify the applicants of any such claim action or proceeding and cooperate fully in the defense.
4. The applicant shall provide signage informing patrons about the rear parking area
5. Employees to the use the rear parking area to keep vehicles away from the residential neighborhoods.
6. Details of lighting must be submitted, prior to issuance of a building permit and subject to staff approval.
7. All recommendations as stated in the December 13, 2007 letter from Charles Salter and Associates be complied with at all times. (summary: dBA levels are limited to 85dBA with windows closed and 75dBA with windows open, subwoofers shall not be used and that the entry doors at the north elevation must stay closed. If cross ventilation is needed then a mechanical system should be utilized.)

Appeals: The Albany Municipal Code provides that any action of the Planning and Zoning Commission may be appealed to the City Council if such appeal is filed within 14 days of the date of action. Appeals may be filed in the Community Development Department by completing the required form and paying the required fee. The City Clerk will then schedule the matter for the next available City Council meeting.

Date Received: 10/31/07
 Planning Application No.: 07-017
 Fee Paid: N/A



City of Albany



PLANNING APPLICATION FORM (GENERAL PROJECTS)

<p>For PLANNING & ZONING COMMISSION action:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Conditional Use Permit* <input checked="" type="checkbox"/> Design Review (residential, residential additions, commercial, office and multi-family*,) <input type="checkbox"/> General Plan Amendment from _____ to _____ <input type="checkbox"/> Parcel Map/ Tentative Map/ Vesting Tentative Map, Lot Line Relocation <input checked="" type="checkbox"/> Parking Exceptions/Reductions <input type="checkbox"/> Precise Development Plan <input type="checkbox"/> Second Unit Use Permit * <input type="checkbox"/> Variance * <input type="checkbox"/> Zone Change from _____ to _____ <input checked="" type="checkbox"/> Other: <u>STUDY SESSION W/ PLANNING COMMISSION</u> 	<p>For ADMINISTRATIVE action:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Admin. Lot Line Relocation <input type="checkbox"/> Home Occupations <input type="checkbox"/> Sign Review <input type="checkbox"/> Other:
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* Please complete the appropriate Supplemental Questionnaire.

The City of Albany Municipal Code has certain requirements for Planning Applications. Your answering the following questions will help staff assess how to process your application. Thus, we may have additional questions based on your responses below. Additionally, after your application is accepted for processing, staff and Planning and Zoning Commissioners will likely make at least one field visit to your house and neighborhood.

Job Site Address: <u>1161-1171 Solano Avenue</u>		Zone: <u>SC</u>
Property Owner(s) Name: <u>Tony Kershaw, Solano Group</u>	Phone: <u>(510) 524-8122</u> Fax: <u>(510) 524-3264</u>	Email: <u>tkershaw@pacbell.net</u>
Mailing Address: P.O. Box 9026	City: <u>BERKELEY</u>	State/Zip: <u>CA / 94709</u>
Applicant(s) Name (contact person): <u>PATRICIA G. MARON / FRIEDMAN BRUEGGEMEYER</u>	Phone: <u>(510) 848 3390</u> Fax: <u>(510) 848 3335</u>	Email: <u>patricia@fbdesignbuild.com</u>
Mailing Address: <u>924 CARLETON STREET</u>	City: <u>BERKELEY</u>	State/Zip: <u>CA / 94710</u>

ATTACHMENT #3

CAFFÉ TIESTE BOHEMIAN COFFEEHOUSE APPLICANT STATEMENT

In 1951 Giovanni Giotta (Papa Gianni) and family arrived in San Francisco from Trieste. Papa Gianni opened Caffè Trieste in North Beach in 1956. He soon earned the reputation for some of the best coffees in the City. Papa Gianni's "old world" techniques proved essential in securing the reputation as: "the Espresso Pioneer of the West Coast." If asked how he does it, "No big deal," Papa Gianni would say: "Buy the best beans, roast them yourself and brew each cup like it's for you." Sure there is technology involved, the best people controlled technology, but that only makes the coffee "good." The hands and heart of Giovanni Giotta make it "great." Demand from other coffeehouses and restaurants as well as from patrons of the Caffè soon made it necessary to open a retail coffee annex. To this day Papa Gianni with his two children Fabio and Sonia combine the right blend of love and tradition resulting in a standard of quality previously unattained. For Caffè Trieste Superb Coffees it's an old fashioned way of doing things that still works.

Caffè Trieste, neighbor-serving satellite of world famous North Beach Caffè Trieste, is a coffee house, neighborhood music center, with music ranging from opera, to jazz performed by local artists and Papa Gianni himself. Complementing music and poetry will be Caffè Trieste Espresso, serving home-roasted Italian coffees, traditional Italian pastries, specialty Italian sandwiches, pizza, pasta, salads, beers, wines, aperitifs, full line of non-alcoholic beverages, gelatos and sorbets.

The application requests use of sidewalk for café seating and a liquor licence to provide beer, wine and Italian aperitifs. Also requested is the right to host entertainment on evenings from the hours of 7pm to 9pm Monday-Thursday, from 7pm to 10pm Friday and Saturday, and from 2pm to 5pm on Sundays for Papa Gianni's Italian concerts. (Although most of our music is acoustic there is a p.a. system and amplification; some music will be amplified but low enough to allow patrons to carry on conversations). The use would provide a location for musical talent and become a community resource for the neighborhood. The Caffè hours of operation are from 6:30am until midnight.

Caffè Trieste IS a community facility. It brings together people of all ages, races, economic status who want to share in a tradition of coffee, relaxation, casual dining, community music and poetry. It will stimulate local retail business by bringing more people to Solano Avenue while simultaneously serving local residents. In Berkeley on San Pablo avenue, it created and sponsored additional retail shopping evenings, community activities including knitting groups, community crime prevention meetings, etc. In its over 3 years in Berkeley it has proven to be a great community asset by every segment of the local and downtown community. It will certainly do the same here.

Caffè Trieste will fit right in and complement the Solano Avenue residential-commercial neighborhood. Like its Berkeley model, it will attract families, senior citizens, young couples. By ensuring that food will be served at times when alcohol is served, Caffè Trieste will be more of a community meeting place as opposed to a tavern. It will provide a reasonably priced alternative for nearby residents where they can enjoy music and a 'taste of the 50's'.

Thank you for your consideration.

Caffè Trieste

CITY OF ALBANY

OCT 31 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

ATTACHMENT #4

Charles M Salter Associates Inc

Consultants in
Acoustics
Audio/Visual
System Design
and Telecommunications

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Cristina L. Meyer
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Elaine Y. Hsieh
Alexander K. Suter
Jennie L. Dicker
Ryan McClain
Charles Knott
Belen Jond
Candice Pflanz
Jewell Salter
Heather Spaul
Meredith Newcombe
Delaine Garcia
Joanna Wenders
Alicia Whitte

13 December 2007

Patricia Alarcón
Friedman Brueggemeyer
924 Carleton Street
Berkeley, CA 94710
Email Copy: patricia@fbdesignbuild.com

Subject: **Solano Avenue Development Acoustical Report
CSA Project No. 07-0644**

Dear Patricia:

We have evaluated potential noise issues resulting from the proposed live music venue at Solano Avenue and Stannage in Albany, California. This letter outlines our review and provides recommendations for limiting noise from live music to residential neighbors along Stannage.

Criteria

The Section 8-1.4 of the Albany Noise Ordinance (Chapter VIII of the Albany Municipal Code) establishes standards for exterior noise for residential receiving properties. For compliance with the Albany Noise Ordinance, noise at the residential property lines must be limited to an A-weighted¹ sound pressure level of 55 dB between 8 a.m. and 10 p.m.

Hours of Operation and Audio System

Based on a review of the Solano Avenue Caffe Trieste applicant statement, we understand that the musical entertainment will operate no later than 10pm on any day.² Most music will be acoustic, but a p.a. system and amplification will be provided. Amplified music levels will be low enough to allow patrons to carry on conversations.

Sensitive Receivers

The nearest residential buildings are located 50 feet to the West and 70 feet to the North of the site of the future Solano Avenue Caffe Trieste.

¹ A-Weighting — A standard frequency weighting that is commonly employed to assess loudness. A-weighting is implemented by applying a filter to the microphone signal. The filter correlates better with the average sensation of the human ear. The use of A-weighting is commonly specified in Federal, State, and City noise regulations.

² The expected hours of operation are 7pm to 9pm Monday – Thursday, 7pm to 10pm Friday and Saturday, and 2pm to 5pm on Sundays.

ATTACHMENT

5

Estimated Noise Levels at Nearest Residential Property Lines

Taking into account distance, shielding, and the insulation provided by the Solano Avenue Caffe Trieste building façade, we have calculated the maximum allowable sound pressure levels within the Caffe in order to meet the City of Albany Noise Ordinance. We assumed that windows along Solano Avenue would be open and calculated allowable noise levels inside with the windows along Stannage in the closed and open positions. In order to meet the City of Albany Noise Ordinance, the A-weighted sound pressure level inside the café would need to be limited to 85dBA if the windows along Stannage were closed. With these windows open, music levels would need to be limited to 75dBA. In order for patrons to carry on conversations, music levels would need to be lower than these maximum levels. Therefore, the proposed music venue as described in the Applicant Statement will achieve compliance with the City of Albany Noise Ordinance.

Acoustical Recommendations

1. The audio system should not include subwoofers. Subwoofers produce low-frequency noise that is difficult to attenuate; although the A-weighted criteria de-emphasizes low-frequency noise, we would expect the use of subwoofers to generate complaints from neighbors.
2. We assume that the exit doors at the North end of the building will have weather stripping. It is important that these doors not be propped open for ventilation while the musical entertainment is in progress. If cross-ventilation is required during the hours that the musical entertainment is in progress in the hot summer months, it may be necessary to provide mechanical ventilation. The mechanical ventilation system would need to be reviewed for the acoustical impact on neighboring residential buildings.

* * *

Do not hesitate to contact me if you have questions or need further information.

Sincerely,

CHARLES M. SALTER ASSOCIATES, INC.



Cristina L. Miyar
Vice President

City of Albany
Planning and Zoning Commission
Draft Minutes November 13, 2007, Meeting

Note: These minutes are subject to Planning and Zoning Commission approval. The minutes are not verbatim. An audiotape of the meeting is available for public review.

Regular Meeting

1. Call to order

The meeting of the Planning and Zoning Commission was called to order by Chair Arkin, in the City Council Chambers at 7:30 p.m. on Tuesday, November 13, 2007.

2. Pledge of Allegiance

3. Roll Call

Present: Arkin, Maass, Moss, Panian

Absent: Hitchcock

Staff present: Planning & Building Manager Jeff Bond, Associate Planner Amber Curl,
Planning Clerk Amanda Bennett

4. Consent Calendar

- a. **619 Talbot. Planning Application 07-082. Design Review. Parking Exception.** Request for approval to allow a 342sq.ft., single-story addition to the rear area of an existing single-family home.

Staff recommendation: approve.

No one wished to speak on this item. The commissioners unanimously approved item 5a.

5. Public Comment on Non-Agenda Items

There was no public comment.

6. Discussions and Possible Action on Matters Related to the Following Items

- a. **1030-1130 Pablo Avenue (northeast corner of University Village at San Pablo Avenue and Monroe Street). Planning Application 07-100. Study Session on Application for Rezoning. Planned Unit Development. Design Review. Parking Exception.** A request for rezone to San Pablo Commercial, planned unit development, design review and parking exception for a new grocery store and mixed-use development at a site owned by the University of California.

Staff recommendation: receive testimony from the applicant and members of the public. Provide direction to staff on issues of interest during the review process.

Chair Arkin recused himself from this item due to proximity to his residence. Planning Manager Bond and Assistant Planner Curl delivered the staff report. Commissioner Moss asked whether the CEQA document would have to come before the Commission. It would. Commissioner Moss thought the applicant would want to open 10th Street. They did not want to at this time. Commissioner Maass wondered whether the housing without kitchen units could be counted as affordable. Commissioner Panian asked whether there would be multiple PUDs. He also asked whether the Gill house was historically significant.

Vice Chair Panian opened the public hearing and invited the applicant to speak. Bob LaLanne, the project developer, and Peter Waller, the project architect, gave a presentation of the proposed project.

The following people presented concerns about the proposed project: Mara Duncan, 848 Solano; Susan Schwartz, Friends of Five Creeks; Ed Fields, Kains Avenue; Joseph Scalice, Village Residents Association; Daniel Dole, Berkeley resident; Ellen Toomey, Albany resident; Clay Larson, Albany resident; Christina Osborn, Adams Street; Maile Urbanez, Village Residents Association; John Martin, UC Berkeley student; Dana Milner, Talbot Street; Kim Linden, Stannage Avenue; Kevin Zwick, Kains Avenue; Ming Lee, Albany resident; and Lloyd Andreas.

Concerns included:

- Short notice to residents; small radius notice rather than City-wide
- Impact on preservation of the Gill tract
- Lack of affordable student housing
- Large, non-union grocery store
- Making creek banks safe and accessible for seniors
- Moving parking away from the creek banks
- Water treatment detail needed
- Fire department access impact on design
- Excessive height
- Circulation, parking, and traffic congestion on San Pablo Avenue
- Traffic safety on site and nearby
- Legality of a land-grant school selling land to commercial interests
- Existing plan for creek allows no building within 80 feet
- Lack of visitor parking at the senior housing
- Lack of parking for existing ball fields
- Impact on possible educational farm at the Gill tract
- Lack of open space
- Albany Police Department should be involved if this is going to become private property
- If the university owns the streets, how does that affect fire and police access?
- Lack of unified development vision
- Parking garage could attract vagrants
- Large store with large number of parking spaces (should scale back)
- The grocery store's prices are too high for students and seniors
- Looks like a WalMart dropped in the village

Positive comments included:

- Nice to have small retail,
- Could have shops along the creek.
- Height okay if it means more open space.
- Excited about grocery store, senior housing, affordable housing, and inclusionary housing.
- Excited about revenue.
- Could parking be on the roof?

- Would be nice to be able to see the creek from Monroe, and walk to the creek from Monroe.

No one else wished to speak. Vice Chair Panian closed the public hearing. Commissioner Maass was in favor of Whole Foods and senior housing, but would prefer more open space, a cafe by the creek, and no parking garage frontage on San Pablo Avenue.

Commissioner Moss encouraged the applicants to meet with the Village Residents Association. He had concerns about traffic circulation, curb cuts on a CalTrans right-of-way, excess hardscape, and lack of attention to pedestrian and bicycle circulation and bicycle parking. He recommended working with staff to plan use of the public art funds to create a plaza and/or nice environmental areas by the creeks. He asked the applicant to address density bonus, affordable units, inclusionary housing, and senior housing. He recommended reducing the parking, moving away from the creek, adding photo-voltaics on the roof, and diversifying the look of the retail units. He asked how the parking entrance through the cafe plaza would work (pedestrian safety) and recommended opening 10th Street for trucks.

Vice Chair Panian asked staff to research the legal issues that had come up. He asked the applicant to place an emphasis on pedestrian and bicycle flow by the creeks, recommended wrapping the retail around the garage, cutting the corner off, undergrounding the parking, emphasizing the plaza, and making the Whole Foods attractive and accessible on all sides. He did not like the relationship between the housing and the creek and wondered why it was not student housing. He wondered if an underground garage that close to the creek would be a problem.

There was a brief recess to allow the room to clear.

- b. 1161-1175 Solano Avenue. Planning Application 07-017. Parking Exception. Design Review. Entertainment Permit.** A request for Design Review approval to allow s remodel and a small addition to 3 commercial units to create a 2,153sq.ft. commercial building at the corner of Solano Avenue and Stannage Avenue. An entertainment permit is also requested, which triggers the need for a parking exception for 3 parking spaces.

Staff recommendation: receive testimony from the applicant and members of the public. Provide direction to staff on issues of interest during the review process.

Vice Chair Panian recused himself from this item due to proximity to his residence. He also excused himself from the remainder of the meeting. Associate Planner Curl delivered the staff report. Chair Arkin opened the public hearing and invited the applicant to speak. Mathew Friedman, Patricial Alarcon, and Hal Brandel, representing Cafe Trieste, gave a brief presentation.

Chair Arkin asked how many sites already existed. There was one in Berkeley, three in San Francisco, and one in Sausalito. Chair Arkin asked about the type and frequency of the musical performances. Mr. Brandel indicated there would be music most evenings, but the volume would be low so that patrons would be able to conversations with one another.

The following people had concerns about the proposed project: Kamala Appel, Stannage Avenue; Clay Larson, Albany resident; Michelle Barger, Stannage Avenue; Dave Danby, Stannage Avenue; and Bob Jones, Stannage Avenue. Concerns included:

- Oversize for an R-1 neighborhood with heavy vehicle and foot traffic
- Noise
- Excessive height
- How the ground floor retail exemption was calculated
- Insufficient parking studies
- Lack of parking in the area

Suggestions included:

- Encourage parking behind the post office
- Lighting for the alley to the parking

No one else wished to speak. Chair Arkin closed the public hearing. Commissioner Moss recommended "parking in rear" signs and planters on the sidewalk. Commissioner Maass wanted smaller signage than the Berkeley cafe, and bicycle parking. Chair Arkin recommended trying valet parking, so that more cars could be fit in the parking area. He recommended the sign canopy be thinner and wrap more, and adding a high window over the bathroom on the west facade. He was concerned the change in floor elevation would make the eastern end inaccessible without a ramp. Commissioner Moss and Chair Arkin both noted a noise study was not required on a previous similar application, and that there were mechanisms in place should noise be a problem.

c. Recommendation to the City Council Regarding Amendments to the Building & Housing, Fire Prevention, and Grading Chapters of the Municipal Code related to:

- 1) The Adoption, with amendments, of the 2007 versions of the California Building Code, California Fire Code, California Electrical Code, California Mechanical Code, and California Plumbing Code
- 2) Repair and Reconstruction of Damaged Structures
- 3) Safety Inspections And Posting Official Placards During An Emergency

Staff recommendation: receive testimony from the public. Provide a recommendation to the City Council.

Planning Manager Bond delivered the staff report. Commissioners Maass and Moss had no comment. Chair Arkin had confirmed the Fire Marshall supported the 3-foot set-back. Commissioner Moss moved approval. Commissioner Maass seconded.

Vote to approve item 6c as amended:

Ayes: Arkin, Maass, Moss

Nays: None

Motion passed, 3-0.

7. Announcements/Communications:

Chair Arkin announced the agenda would be reordered so that item 7b would be heard next.

b. Discussion of planning process for St. Mary's College High School Master Plan

Planning Manager Bond delivered the staff report. Chris Hamilton, the neighborhood representative, agreed with the staff report. There was consensus among the Commissioners that as long as the negotiations between the school and the neighbors were appropriate and legal and that all of the neighbors were represented that it was fine for the negotiations to continue.

a. Summary of Board and Commission Training on October 29, 2007

Planning Manager Bond noted there were useful handouts from the training. Commissioners Maass and Moss reported it had been a good training.

c. Summary of Council action regarding Waterfront Planning Process

There was unanimous consent to extend time 15 minutes.

8. Future Planning And Zoning Commission Meeting Agenda Items

- a. Special Meeting of November 20, 2007 - Design Review Guideline Update Work Session
- b. Special Meeting of Fire Board of Appeals (tentative date: November 20, 2007)
- c. Meeting of November 27, 2007 expected to focus on a discussion of City policies on housing, include discussion of process for preparation of a new Housing Element. (No regular agenda items are currently scheduled for action.)
- d. Regular meeting of December 25, 2007 to be cancelled.
- e. Regular meeting of January 22, 2008 to be rescheduled to January 29, 2008.

9. Adjournment

The meeting was adjourned at 11:07 p.m.

Next regular meeting: Tuesday, November 27, 2007, 7:30 p.m.

Special meeting: Tuesday, November 20, 2007, 7:00 p.m.

Submitted by:

Amber Curl
Associate Planner

City of Albany
Planning and Zoning Commission
Draft Minutes January 8, 2008, Meeting

Note: These minutes are subject to Planning and Zoning Commission approval. The minutes are not verbatim. An audiotape of the meeting is available for public review.

Regular Meeting

1. Call to order

The meeting of the Planning and Zoning Commission was called to order by Chair Arkin, in the City Council Chambers at 7:30 p.m. on Tuesday, January 8, 2008.

2. Pledge of Allegiance

3. Roll Call

Present: Arkin, Maass, Moss, Panian

Absent: None

Staff present: Planning & Building Manager Jeff Bond, Associate Planner Amber Curl,
Planning Clerk Amanda Bennett

4. Consent Calendar

- a. Minutes from the October 16, 2007, October 23, 2007, November 13, 2007, and November 27, 2007 meetings.

Staff recommendation: approve.

Chair Arkin had corrections for the October 16 minutes as follows: page two item three—plans by, plans by; and page three second paragraph—still. He had the following corrections to the October 23 minutes: classrooms contain teachers' personal belongings; and paragraph six—remove neighbor side (they're from St. Mary's).

The consent agenda items as amended were approved by unanimous consent.

5. Public Comment on Non-Agenda Items

There was no public comment.

6. Discussions and Possible Action on Matters Related to the Following Items

- a. 1161-1175 Solano. Planning Application 07-017. Parking Exception. Design Review. Recommendation to the City Council Regarding an Entertainment Permit. A request for Design Review approval to allow a remodel and a small addition to 3 commercial units to create a 2,153sq.ft. commercial building at the corner of Solano Avenue and Stannage Avenue. An entertainment permit is also requested, which triggers the need for a parking exception for 18 parking spaces.

Staff recommendation: approve.

Commissioner Panian recused himself due to proximity to his residence. Planning Manager Bond and Associate Planner Curl delivered the staff report. Chair Arkin opened the public hearing and invited the applicant to make a presentation. Patricia Alarcon summarized revisions to the proposed project. Papa Gianni and Hal Brandes were also available to answer questions.

Michelle Barger was glad a weekend parking study had been done. She hoped parking could be revisited if it became a problem. She also recommended lighting for the parking lot and the alleyways. Rose Levinson was concerned about parking, noise, and wanted to be sure the business would be oriented toward Solano Avenue, including the signage. No one else wished to speak. Chair Arkin closed the public hearing.

Commissioner Maass recommended signage for the customers regarding vehicle and bicycle parking. Commissioner Moss recommended valet parking during live entertainment, because it would increase the number of vehicles that could fit in the lot. He also recommended triple pane windows on Stannage if the stage was on that side. He would prefer that the performances be acoustic, rather than amplified. Chair Arkin concurred.

Commissioner Moss moved approval of the parking and design review, including the staff recommendation regarding noise and triple pane or laminated windows per the noise consultant. Commissioner Maass seconded.

Vote to approve item 6a as amended:

Ayes: Arkin, Maass, Moss

Nays: None

Motion passed, 3-0.

Findings for Design Review approval (Per section 20.100.050.E of the AMC)

Required Finding	Explanation
1. <i>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.</i>	<i>The General Plan designates this area for commercial development. Additionally, the project meets City zoning standards for location, intensity and type of development. The current buildings have commercial uses and will be on slightly increased in size.</i>
2. <i>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."</i>	<i>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 existing dwelling and with the City's Design Guidelines. The proposed project will provide safe and convenient access to the property for both vehicles and pedestrians. The project will not remove any significant vegetation and will not require significant grading. The project will not create a visual detriment at the site or the neighborhood. The current building is old with a nondescript architectural style. The remodeled building will be more aesthetically attractive with a contemporary style. The applicant has made a conscious effort to add contemporary style details that emphasize the street</i>

	<i>corner and provide large windows to create a more open, airy feeling in relation to the street.</i>
<i>3. Approval of the project is in the interest of public health, safety and general welfare.</i>	<i>The proposed project will 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. The remodeled building will be an aesthetic improvement to the site and will provide a café and live music that will be a positive addition to the services currently offered along Solano Avenue. A condition of approval has also been added requiring that all recommendations provided by the noise consultant be complied with at all times.</i>
<i>4. The project is in substantial compliance with applicable general and specific Standards for Review stated in Subsection 20.100.050.D.</i>	<i>The project as designed is in substantial compliance with the standards as stated, including Access, Architecture, Natural features, Coordination of design details, Retention and maintenance of buildings, and Privacy.</i>

Findings for Parking Exception approval (Per section 20.28.040.5 of the AMC)

Required Finding	Explanation
<i>1. On the basis of a survey or comparable situations, parking demand for the proposed use or uses will be less than the required parking spaces.</i>	<i>Entertainment permits, along with parking exceptions, have been granted for similar uses with similar hours of operation, along Solano Avenue. Staff has not received any complaints from surrounding neighbors regarding parking or found a difference in the demand for parking as a result of the approving a parking exception.</i>
<i>2. The probable long-term occupancy of the property or structure, based on the project design, will not generate substantial additional parking demand.</i>	<i>The long-term occupancy of the property will generate an increase in parking demand during the evening and weekend hours. The hours when live entertainment would occur are during the evenings and on weekends, which is when the other tenants on the block, and most in the area, are not open for business. The parking lot, serving the block, would therefore be available for the café's patrons alone. If the project were new construction 21 parking spaces would be required for live entertainment at a restaurant. The project would therefore have the required parking for the use, with access to the entire parking lot without patrons present for the other businesses.</i>
<i>3. Based on a current survey of parking space availability and usage within a five hundred</i>	<i>Staff conducted 5 parking counts and found that the average number of occupied parking spaces in the Solano Commercial districts throughout the</i>

<p><i>(500)-foot walking distance of the boundary of the site of the subject building, a reduction of the parking requirement will not have a substantial effect on the parking available for neighborhood uses.</i></p>	<p><i>weekdays is 69%. It appears that there are fewer parking spaces available in the surrounding residential areas but there is approximately a 30% vacancy in the Solano Commercial District. The highest number of occupied spaces occurred during the lunchtime hour where it also appeared that there was a large turnover of spaces with people coming and going more frequently.</i></p> <p><i>Staff has recently conducted parking counts on the weekends, during the proposed hours of live entertainment. As might be expected the occupancy rates are slightly higher on the weekends than during the weekdays. On Saturday evening the residential areas had an occupancy rate of approximately 80%; however, the commercial spaces along Solano Avenue had a much lower rate of 66%. Sunday afternoon was similar with the residential streets having a higher occupancy rate than the commercial spaces.</i></p> <p><i>The weekend parking survey has shown that there is a minimum of 27 parking spaces available in the Solano Commercial district and 77 parking spaces available in the surrounding 500' radius area; therefore, there appears to be more than adequate parking to provide the additional 14 required parking spaces. Also, the hours proposed for live entertainment are between 2-3 hours long, which means that parking availability will potentially be effected for short periods of time.</i></p> <p><i>The hours when live entertainment would occur are during the evenings and on weekends, which is when the other tenants on the block, and most in the area, are not open for business. The parking lot, serving the block, would therefore be available for the café's patrons alone. If the project were new construction 21 parking spaces would be required for live entertainment at a restaurant. The project would therefore have the required parking for the use, with access to the entire parking lot without patrons present for the other businesses.</i></p>
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- b. 1552 Marin. Planning Application 07-078. Design Review.** A request for Design Review approval to allow a 2,275sq.ft., two-story addition to the rear of an existing single-family home.

Staff recommendation: receive testimony from the applicant and members of the public. Provide direction to staff on issues of interest during the review process. No action is taken.

Associate Planner Curl delivered the staff report. Chair Arkin opened the public hearing and invited the applicant to make a presentation. Zhitong and the son of the owner were available to answer questions. No one else wished to speak. Chair Arkin closed the public hearing. Planning Manager Bond noted that the neighbor to the rear had some concerns and had made landscaping and architectural detail suggestions.

Commissioner Panian was concerned about the FAR and the massing pushed back so far, limiting open space. He felt the transition piece did not work to make the two distinct units appear one. He wanted to see landscaping and changes to the windows. Commissioner Maass opined the rear addition appeared high and huge, too far back, and out of place. He wanted to see elevations.

Commissioner Moss stated this was overbuilding for the site, with no consideration of open space for children to play. He recommended improving the front with craftsman details. Removing one bedroom, stepping the bulk, and changing the roof slopes could create more visual interest. Regarding the future plans for the second house, he recommended placing them further apart, with an entrance in the center. Commissioner Moss recommended the works of William Wurster and Schindler as examples to emulate.

Chair Arkin recommended thinking about the view from the street, and reducing height by dropping the ceiling over the laundry hallway and office and dropping the family room floor so it connects to the rear yard and garden. He recommended attractive garage doors and suggested bringing the horizontal bands up to the windowsills (Prairie school style). He recommended looking at 1325 Marin, with soffits under the hop roof and more wood elements. He wanted to see the first house with the eastern end cut off. He recommended rethinking the entry, and wanted to see story poles before the application came forward again.

- c. **724 Santa Fe. Planning Application 07-080. Design Review. Parking Exception.** A request for Design Review approval to allow a 812sq.ft., two-story addition to an existing single-family. A parking exception is requested to allow one off-street parking space where two are required.

Staff recommendation: approve.

Associate Planner Curl delivered the staff report. Chair Arkin asked why there were no story poles. Chair Arkin opened the public hearing and invited the applicant to make a presentation. The applicant was available to answer questions. Rut Gubkin, neighbor, was concerned about the proposed height, loss of sunlight, loss of view (addition of view of a wall), the houses being so close together, and speeding and parking on the block. Claudia Falconer, was concerned about the increased height and density.

Cecilia Lee, neighbor, was concerned about the massing, and the loss of view and privacy (banks of windows). Anne Lee, neighbor, was concerned about the height, and loss of sunlight and privacy. She also opined the noise and dust from construction would have a huge impact

on her family. Ute Krukenkamp, the project designer, was amenable to the hip roofs idea, which would help the neighbors to get sunlight. No one else wished to speak. Chair Arkin closed the public hearing.

Commissioner Moss noted the ceiling over the bathroom was too low. He recommended looking at bulk, mass, large number of windows on the north side, rooflines, and the bulky side elevations. He did not have issues regarding the parking as proposed by staff. He asked the applicant to mark the location of neighbors' windows on the site plan.

Commissioner Panian wanted two conforming parking spaces on the site. He suggested enlarging the driveway, screening the trash with landscaping or some other option, adding articulation to the two-story portion of the addition (e.g., setback with beam studs, bay window), and though there could be a blend of hip and gable roofs. He also suggested a more prominent porch.

Commissioner Maass did not have issues with the parking as proposed by staff. He felt the roofs did not work, the sides were massive, and the entry roof should be revisited. Chair Arkin recommended reducing bulk without reducing utility, through methods such as hip roofs. He recommended pairing the upper story front windows and an attractive garage door. He thought there could be a second parking space in the garage if set at a slight angle. He noted the north side plate heights could be 7'6" because of the cathedral ceiling. There could also be bays on the north wall.

Commissioner Panian moved continuation. Commissioner Maass seconded.

Vote to continue item 6c:

Ayes: Arkin, Maass, Moss, Panian

Nays: None

Motion passed, 4-0.

d. Vinyl Siding Policy

Staff Recommendation: Receive testimony from the applicant and members of the public. Provide direction to staff on any appropriate revisions and adopt the new policy.

6d Planning Manager Bond delivered the staff report. Chair Arkin opened the public hearing. No one wished to speak. Chair Arkin closed the public hearing. Chair Arkin wanted to reduce the exceptions. He suggested changing the text to "except for windows."

Chair Arkin moved adoption as amended. Commissioner Moss seconded. 4-0

Vote to approve item 6d as amended:

Ayes: Arkin, Maass, Moss, Panian

Nays: None

Motion passed, 4-0.

7. Announcements/Communications:

- a. **Potential for rescheduling Commission meeting dates to accommodate School Board use of City Council Chambers (in order that School Board meetings may be televised).**
- b. **Email re Terrace Park**

8. Future Planning and Zoning Commission Meeting Agenda Items:

- a. **Special Meeting on January 15, 2008 to discuss residential design guidelines.**
- b. **Regular meeting of January 22, 2008 to be rescheduled to January 29, 2008.**

Note: Election of Chair and Vice Chair of the Commission rescheduled to January 29, 2008 pursuant to the requirements of the Municipal Code, which states that selection of chair and vice chair shall occur no less than 30 days and no more than 45 days after City Council reorganization (which occurred December 17, 2007).

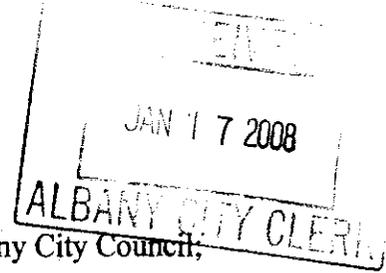
9. Adjournment

The meeting was adjourned at 10:10 p.m.

Next regular meeting: Tuesday, December 11, 2007, 7:30 p.m.

Submitted by:

Amber Curl
Associate Planner



January 14, 2008

TO: City of Albany Planning Commission; Planning Manager; Albany City Council,
Mayor's Office

RE: Proposed Caffe Trieste development on corner of Solano and Stannage Avenues

A number of us attended the past two Planning Commission meetings which considered the proposed development of Caffe Trieste at the corner of Solano and Stannage Avenues. Based on the January 8 meeting, it looks as though planning permission is being granted for the project to go forward.

We want to go on record as having serious concerns about the impact the cafe will have on those of us who live on Stannage Avenue. Our two major concerns have to do with parking and with noise.

Stannage Avenue is a residential street and those of us who live there already feel the impact of nearby commercial developments. The addition of Caffe Trieste is likely to result in even more cars parking on our street. While we understand that some parking requirements are being imposed on the cafe, these are unlikely to keep an excess of cars from being a nuisance on Stannage.

We wish to go on record as requesting a review of the situation after the cafe has been in operation for three months. If need be, we want steps taken to lessen the parking impact on Stannage.

Regarding noise: the Planning Commission directed the developers to install laminated windows on the Stannage Avenue side and to keep these windows closed for much of the time. There was also discussion as to whether the sound stage should be on the Solano Avenue side or on Stannage Avenue. We request that the stage be placed where it will have the least amount of noise coming out onto Stannage.

Along with parking, we also want a three month review of how much noise is being generated. If the noise is excessive in regard to Stannage Avenue, we want further steps taken to lessen noise levels.

We would appreciate an acknowledgement of this letter and an assurance that a three month review will take place to review parking and noise. Responses may be sent to David Jeffrey or Rose Levinson at 825 Stannage Avenue for distribution to everyone represented here.

Sumbitted by the following households (in alphabetical order with Stannage house number indicated)

SEE REVERSE SIDE OF THIS LETTER FOR SIGNATURES

David Danby (824) *David Danby*
 Sandra Dugan (825 1/2) *Sandra Dugan*
 David Jeffrey (825) *David Jeffrey*
 Bonnie Jones (838) *Bonnie Jones*
 Bob Jones (838) *Bob Jones*
 Rose Levinson (825) *Rose Levinson*
 Deborah Longmire (823) *Deborah Longmire*
 Karin Lusnak (829) *Karin M. Lusnak*
 Zoe Newman (838) *Zoe Newman*
 Edward Norberg (829) *Edward Norberg*
 Karla Rodebush (816) *Karla Rodebush*
 Mal Russell (821) *Mal Russell*
 Rob Simeon (814) *Rob Simeon*
 Yumi Simeon (814) *Yumi Simeon*
 Michelle Berger (836) *Michelle Berger*
 Matt McGinley (836) *Matt McGinley*
 GEO WEI YANG (~~834~~) (834) *GEO WEI YANG*