

City of Albany
Planning and Zoning Commission
Public Hearing Notice

MEETING DATE: **Tuesday, July 22, 2008**

TIME AND PLACE: **7:30 P.M. Community Center
1249 Marin Avenue, corner of Masonic**

SUBJECT: **Planning Application 07-100. 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.

SITE: **1030-1130 San Pablo Avenue (northeast corner of University Village at San Pablo Avenue and Monroe Street)**

APPLICANT: **Bob LaLanne with The LaLanne Group for University of California**

ZONE: **SPC (San Pablo Commercial) & R-2 (Residential)**

Purpose of the Meeting

The Commission has reviewed the project twice thus far. The first hearing was a study session on the concept of the project and the second hearing was a scoping session on environmental issues that should be looked at during the California Environmental Equality Act process. The applicant has revised the site plan, in response to comments from the public and the Commission, and is now bringing the site plan as an informational update. Attached is map of the revised site plan.

Project Description

The approximately 4.2-acre project site consists of 2 lots located to the northwest and southwest of the Monroe Street/San Pablo Avenue intersection in the City of Albany. The applicant would like to construct a new 55,000sq.ft. grocery store at the north end of the property and a mixed-use development at the south end of the lot, which includes approximately 30,000sq.ft. of retail and approximately 175 assisted living/senior housing units. Because the uses are not related to the educational function of the University, city land use policies apply to the proposed project. The properties currently have two zonings, San Pablo Commercial for the first 100' along the eastern side of San Pablo Avenue and Residential for the rest of the property. A rezone to San Pablo Commercial for the entire area would be required to consider a project with commercial uses. A planned unit development is requested to allow an increase in height and a parking exception is requested to allow a reduced number of required parking spaces. **No action is to be taken at this time.**

All persons interested in the foregoing are invited to appear before the Albany Planning and Zoning Commission on the day, at the time, and in the place above mentioned. If you would like more information about this application, please contact the Albany Community Development Department at (510)528-5760. Staff reports are available by 12:00 PM on the Friday before the meeting. They may be obtained from the Community Development Department, Albany City Hall, 1000 San Pablo Avenue, phone number (510)528-5760, or from the Albany Library Reference Desk, 1249 Marin Avenue, phone number (510)526-3720. Staff reports and supporting documents may also be viewed at www.albanyca.org. I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Albany Zoning Ordinance.

Amber Curl, Associate Planner

Date of Notice: July 11, 2008