

City of Albany
Planning and Zoning Commission
Study Session/Public Hearing Notice

MEETING DATE: **Tuesday, November 13, 2007**

TIME AND PLACE: **7:30 P.M. Council Chamber - City Hall
1000 San Pablo Avenue**

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)**

Project Description

The subject area comprises two blocks that have a combined area of approximately 181,700sq.ft. The site is owned by the University of California. The applicant would like to construct a new 55,000sq.ft. grocery store at the south end of the property and a mixed-use development at the north end of the lot, which includes 30,000sq.ft. of retail and 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. The project also will be subject to California Environmental Quality Act (CEQA) review.

The mixed-use portion of the project has contemporary style with rectangular pop outs to articulate the façade, flat roofs and a mix of building materials such as horizontal wood siding and stucco. The grocery store is also of a contemporary style with large, glass store front windows, multiple windows along the side and rear elevations and a mix of flat and gable roofs. The grocery store would also include a two-story parking structure at the south end of the lot. This review is a preliminary study session, which means that **No Action is Taken**.

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 challenge the nature of the proposed action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Albany at, or prior to, the public hearing.

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: November 2, 2007