

**CITY OF ALBANY
PLANNING AND ZONING AGENDA
STAFF REPORT**

Agenda date: 11/10/09
Prepared by: JB

ITEM/ 7a

SUBJECT: **Safeway Grocery Store Community Meeting held on October 28, 2009 (1500 Solano).** Safeway is requesting approval to demolish an existing grocery store and to construct a new 52,000 sq. ft. grocery store that includes a 124 space parking garage. Potential approvals required may include design review and "planned unit development" to allow an increase in building height.

SITE: 1500 Solano Avenue

APPLICANT/OWNER: Todd Paradis with Safeway, Inc

ZONING: SC (Solano Commercial)

Recommendation

For information and limited discussion only.

Background

A preliminary application was received on April 30, 2008. The Commission held a study session with the applicant on June 24, 2008. Attached is the staff report and minutes from that meeting. On October 28, 2009, Safeway held an open house at the Northbrea Community Church to release revised design concepts. The revised design concepts shown at the open house are available for review at www.safewayonsolano.com and www.sgpa.com/in-development/safeway-albany/.

Next Steps:

The anticipated actions associated with the proposed project include a Planned Unit Development required for an increase in the allowable building height and Design Review for the architectural design of the building. The project will be subject to environmental review pursuant to the requirements of the California Environmental Quality Act (CEQA).

Staff has met with the applicant to discuss the CEQ review and the City's review process. Early in the review process, we would propose to schedule a study session that involves detailed staff review of the application along with public notice to nearby property owners and residents.